COTTAGES and BUNGALOWS

J. H. DAVERMAN & SON,
ARCHITECTS, GRAND RAPIDS, MICH.

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- - PRESENTATION - -

IN ORDER TO MEET the growing demand for houses of low cost, also for bungalows and summer cottages, we have issued this book as a supplementary edition to our regular book of plans "Modern Homes." We believe this book will meet the requirements of those desiring homes costing from $300 to $2,000, and if more pretentious dwellings are desired same can be found in our book of 200 designs "Modern Homes," which we sell for 25c. and 14c. stamps to cover cost of mailing.

For those interested in new designs we publish a monthly magazine, **Art and Architecture,** containing eight to ten new designs monthly, also much information regarding home furnishing and decorating. Subscription price of this magazine is $1.00 per year, single copies 10c.

Our $5.00 Sketch Proposition

ON RECEIPT of $5.00 and a rough outline or sketch of your own idea of floor plans we will scale up the first and second floor plans to ⅛-inch to the foot, and, where necessary, give you a view or perspective picture of how it will appear when completed, and our additional charge for all full and complete working plans, which will be as reasonable as possible for skillful work. There is nothing in this proposition for us, as often this work costs us more than we receive for it. But where this much is done there is an interest manifest to build, and not curiosity has prompted the request for sketches; and in our demonstrations we hope to interpret your ideas so satisfactorily as to insure the entire work.

This $5.00 also applies on the cost of the full working plans, so in that case these sketches cost you nothing, and we think you can see that this is the only satisfactory way of procedure when you want your own ideas embodied in your home designs. Designing of dwellings is our specialty, and as we understand and can build as well as design, you are sure of good practical plans and construction, as shown by our plans, details and specifications.

Changes

All plans published in this book are most nearly drawn to a susceptibility of changes to suit individual needs, any order given to that effect will be changed to meet the client's needs without extra charge, unless extensive alterations are desired which will practically necessitate the redrawing of the plan, when a small additional charge will be made.

Blue Print Plans

Paper blue print plans of any of the within designs furnished at the price given. **This blue print work can only be used when design is taken as shown in book.** That is, **there cannot be any changes made upon the plans,** as the prints are made from the original tracings only. **All changed plans will have to be hand traced.** Drawings can be reversed in blue prints. These drawings are just the same in every particular as the hand tracings only that they are on paper considerably heavier than the paper in this book, and are just as good to build from as the tracings. The only difference is, they will be worn out by the time the house is completed, which is all that is generally desired of a set of drawings, or at least is all that you can expect of the details and other drawings. Except from the fact that **no changes from the original design can be made in blue prints,** the drawings are precisely like the tracings with specifications and details. All orders for blue print plans will be filled in from two to three days on receipt of a certified check, draft, express or post-office order, payable to the order of J. H. Daverman & Son for one-third the cost of plans, and when completed, will be sent C. O. D. with privilege of examination at the express office, the consignee to pay express charges.

What these Plans Consist of

The working plans and specifications will consist of the following designs drawn to a scale of one-fourth inch to one foot. Foundation, cellar or basement plan First, second and roof plans (and where necessary a plan for the attic). Four, or all elevations. A full set of detail drawings, drawn to a larger scale or laid out in full size of all interior or exterior work necessary in the completion of the building, and specifications of work and material giving minute instructions of the kinds, sizes and quality of materials and how to construct **The bill of Materials** gives the **amount** of material necessary for construction and for this bill **an additional charge** is made, as such **is not included** in the price of plans.

Regarding Estimates

As it is impossible to make estimates that will hold good in all parts of the country where prices of labor and materials vary so much, and facilities for getting mill work done are not good, it has been necessary to use an average estimate which will apply to the country in general. Throughout the Eastern States, as New York, New Jersey, etc., these estimates may be a trifle low while from the south and west they are somewhat high. However, they are near enough to cover most localities, but in most cases local conditions will govern the cost of construction. Where labor and materials are not excessive in price these estimates will be found nearly accurate.

Included in the Estimates

For small cottages with brick foundation, 9-inch walls are used; for large houses, 12-inch walls; where stone is used for foundation, 16-inch walls for small and 18-inch walls for large wood residences; for brick dwellings, heavier walls are used in proportion to size, etc. In nearly every case the walls show two feet six inches above grade or finish. Dressed or matched sheathing with waterproof building paper under weather-boarding and exterior finish is included in all estimates

Brick work for chimneys, good, even colored, hard burned brick for ordinary work; clay burned flue lining. All outside doors 1¾ inches thick, and all glass double strength. AA American sheet. Good quality of hardware; heavy tin gutters and g. i. conductors. Porch floors ⅞-inch by 4 inches, paint joists. A cistern is included, cement bottom in all cellars. No mantles, hearths, grates or heating, papering of walls, or finishing of attic are included in estimates. If plumbing is estimated, description of design will mention it. Exterior throughout has three coats of paint, or stain; interior wood work finished in natural wood, stained or painted.

The Modifications

These are suggestions showing some of the many changes that could be made if desired on each design. Always bear in mind that any change that requires new drawings will be charged extra for in proportion to time required in making same. The estimated cost does not include any of these modifications.

Prices of various fixtures, etc., which will assist patrons to determine the extra cost of charges. Supposing water and sewerage to be within 25 to 30 feet of the house. To connect with water main and carry to sink in lead pipes, with sill cock for lawn sprinkling, $20 to $25; and in connection provide 30-gallon galvanized iron boiler and bath room with washout tank, water closet, wash bowl with hot and cold water, these enameled or porcelain, bath tub with hot and cold water, all complete nickel fixtures, if not over 30 feet from range or stove, $115. Without boiler or hot water, $80. Gas piping from $10 to $25. Hot air furnace from $100 to $250. Steam, $300 to $500; Hot water, $400 to $600; as a basis, double the price for hot water over steam ordinarily; double price of furnace for steam. Mantels, grates and tile hearths, cost from $25 up. A neat design with mantel and bevel glass mirror costs from $50 to $75 in all ordinary natural wood finish. Cesspools cost from $10 to $25. Bay window and small porches $40 to $75. Seventy-five barrel cistern; brick lined and arched, $30 to $35.

Directions for Ordering

This Blank should Always be Made Out when Ordering Plans

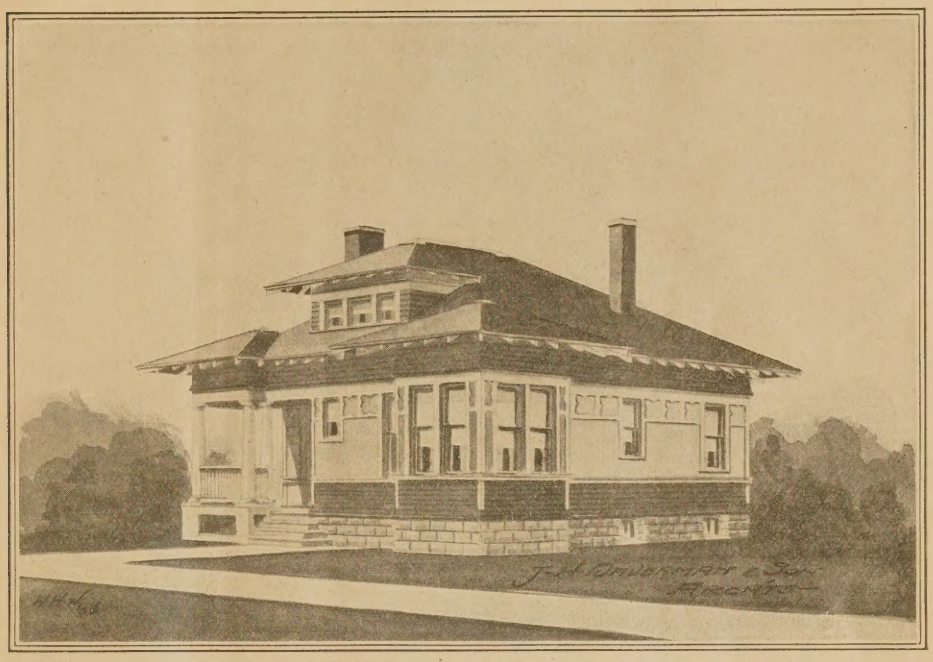
If no changes are required in the plans, the above order is all that is needed to be sent, but if changes are needed in the arrangement please send a rough draft of them, and fill out the following blanks as far as they apply. In all cases where information is not given on any point the original design will be taken as authority. It frequently happens that no changes are required, except that it is desired to have a plumbing system included in the contract. In such cases simply fill out the blanks applying to plumbing.

Please complete full working plans, specifications and scale drawings of design No ..... with the following changes:
Is your house to be wood, stone, brick or veneered dwelling? .....
What is the size of your lot? ..... Corner lot? .....
What corner? ..... Which way will your house front? .....
Level or otherwise; if not level say about what slope is .....
Do you want stone or brick for wall foundation? ..... Do you want a cellar? .....
If so, under what part of the house? .....
Do you want brick piers or wood posts? ..... Deeper than 7 feet? .....
Does it have to be drained? ..... Do you want foundations to go to cellar bottom, or have earth shelves? ..... Cistern? ..... Cellar cemented, paved with brick, or have cellar bottom natural earth? ..... Provision for furnace? .....
.....
.....
Is house to be lath and plastered, or built as a summer house? .....
Any changes in height of stories, if so, give first and second story height? .....
..... Any fire place: if so, in what rooms? ..... Shingles or slate for roofing? .....
Any hardwood trim? ..... What rooms? .....
Any hardwood floors? .....
Attic floored? ..... Any change in exterior covering? ..... If so, do you want shingles or siding? .....
.....
.....
Do you want plumbing included in the contract? ..... If so, answer the following: Have you city water supply? ..... Sewerage? ..... Cesspool? ..... In front or rear of house? ..... Do you want a hot or cold water system? ..... Note the fixtures desired. Laundry in cellar? ..... Water closet in cellar? ..... Sink in kitchen? ..... Do you wish to have a tank in attic for soft water? ..... Bath room fixtures are to be—Bath tub ..... Water closet ..... Wash bowl ..... Any other closets or wash bowls? ..... Do you wish sill cock for lawn sprinkling? ..... Slop sink? ..... If so, where located? ..... Gas piping? ..... Wiring for electric lights? ..... As to painting, two or three coats? ..... Do you want shingles on side walls stained or painted? .....
Any further instructions on the point? .....
.....
Name: .....
City ..... County ..... State .....

Blue Print Plans furnished only in such cases where no changes are desired in plans as published in Catalogue.

State if possible, in what Magazine you saw our advertisement.

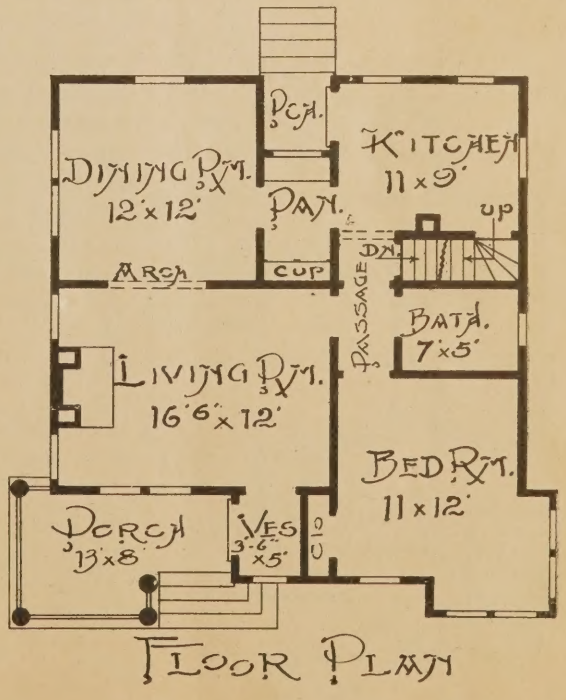
J. H. DAVERMAN & SON
ARCHITECTS
GRAND RAPIDS, MICH.



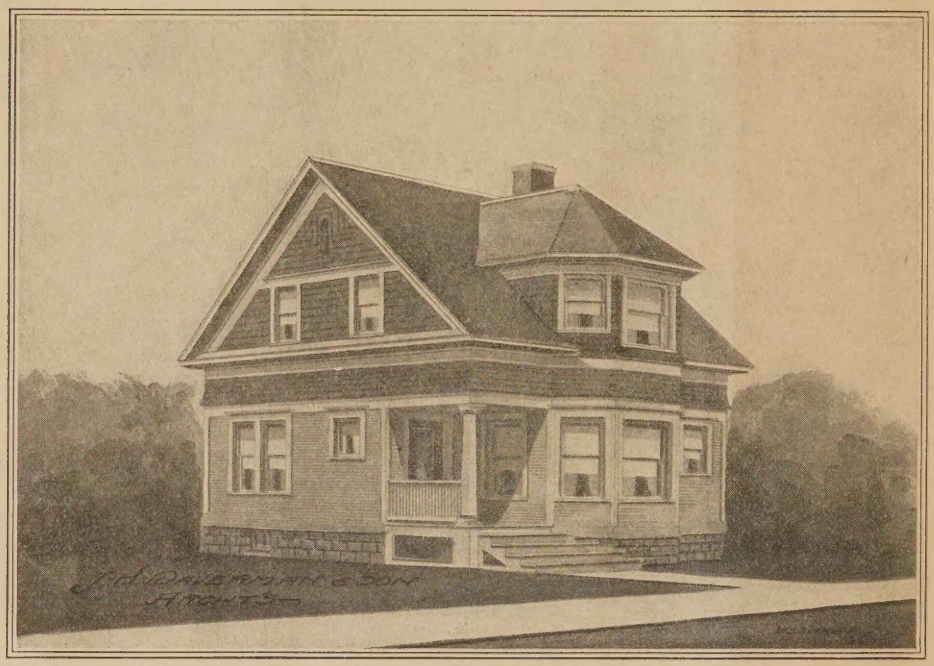
DESIGN NO. 201

We have here a very neat one story bungalow in which neatness and economy are happily blended. Size 33 feet by 33 feet over all. Has stone foundation with 7-foot cellar under entire house. Story height 9 feet. Inclosures of shingles and cement plaster. The rooms are pleasantly and conveniently arranged and are all of good size. A large unfinished store room can be had in attic or same can be finished for chamber if desired at but little additional expense. Dining room, living room and vestibule finished in black ash; other rooms in pine. Estimated cost as here shown, $1,600. Price of working plans and specifications, $18.00. Blue print plans without change from design as shown, $12.00. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.



FLOOR PLAN



DESIGN NO. 202

This one and one-half story house is especially designed to meet the demand for low cost yet comfortable homes. Size over all, 22 feet 6 inches by 31 feet 6 inches, including front bay. Has stone foundation and 7-foot cellar under entire house. Story heights are 9 feet for first and 8 feet 6 inches for second story. First story is clapboarded and second story and gables shingled. An ideal home for a small family. Dining room, living room and vestibule are intended to be finished in ash, balance in pine. Estimated cost complete, $1,300. Price of complete working plans and specifications, $15.00. Blue print plans without change from design as here shown, $10.00. Bill of materials, $5.00.

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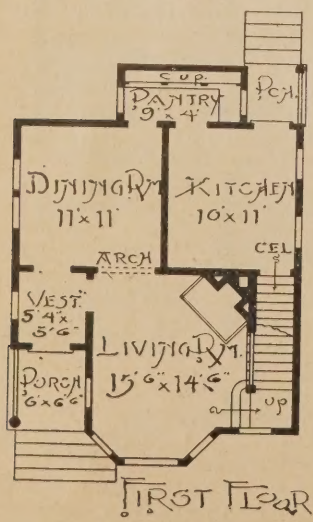

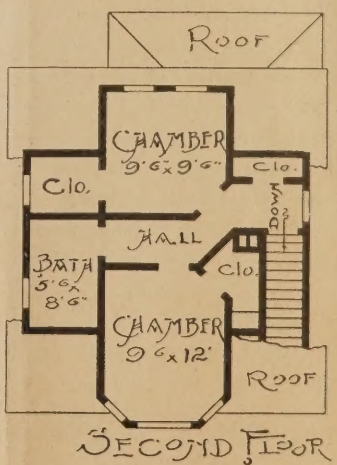

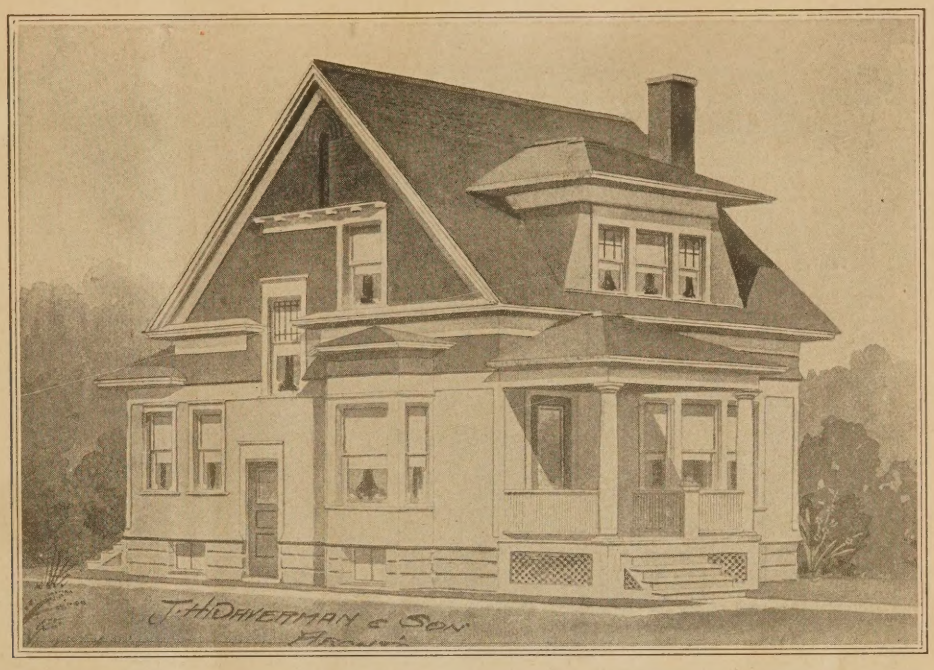

DESIGN NO. 203

Here we have a pleasant one and one-half story house of pleasing design. Size 26 feet by 30 feet over all, including bays, but not front porch. Stone foundation and 7-foot cellar under entire house. Story height 9 feet for first and 8 feet 6 inches for second. First story is clapboarded and upper portion and gables shingled. Rooms are to be finished in oak downstairs and pine for balance. Note the fine arrangement of rooms and general convenience of the floor plans. Estimated cost of this house complete, $2,250. Price of working plans and specifications, $20.00. Blue print plans of this design without change, $13.33. Bill of materials, $5.00.

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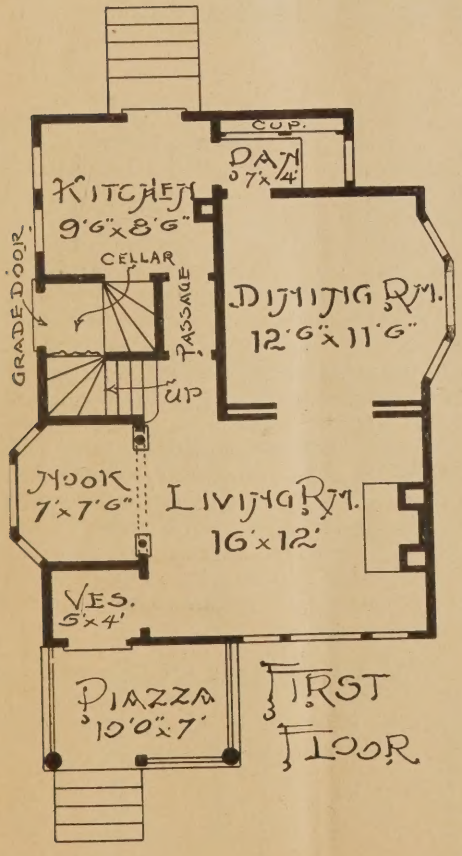
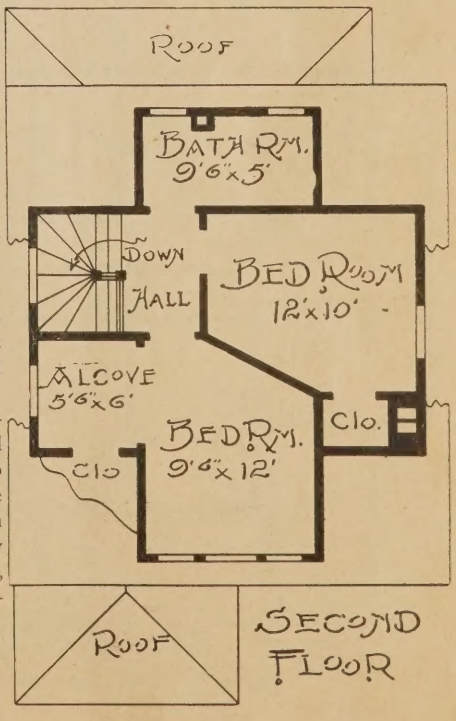
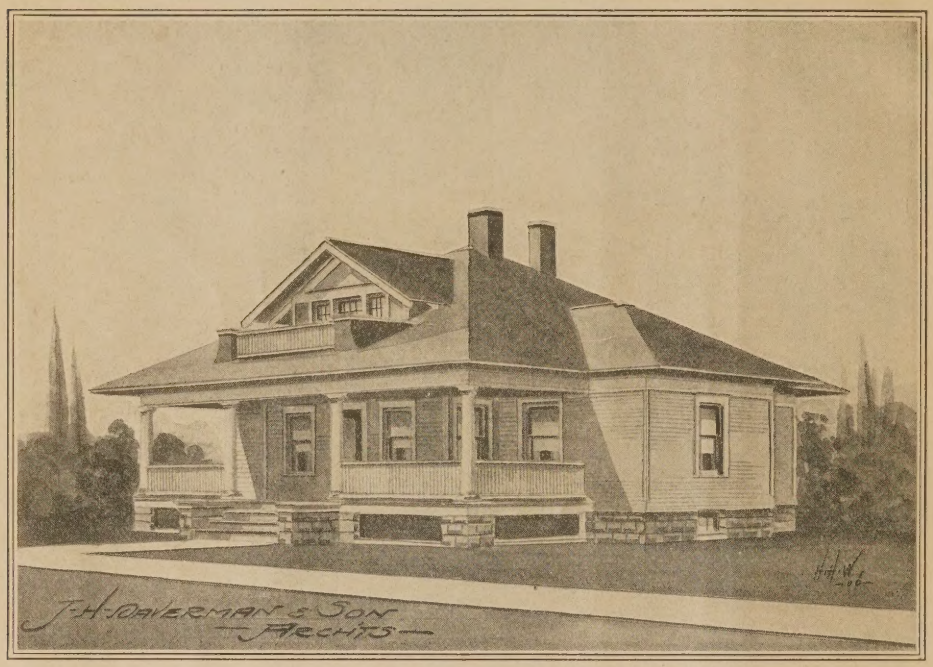
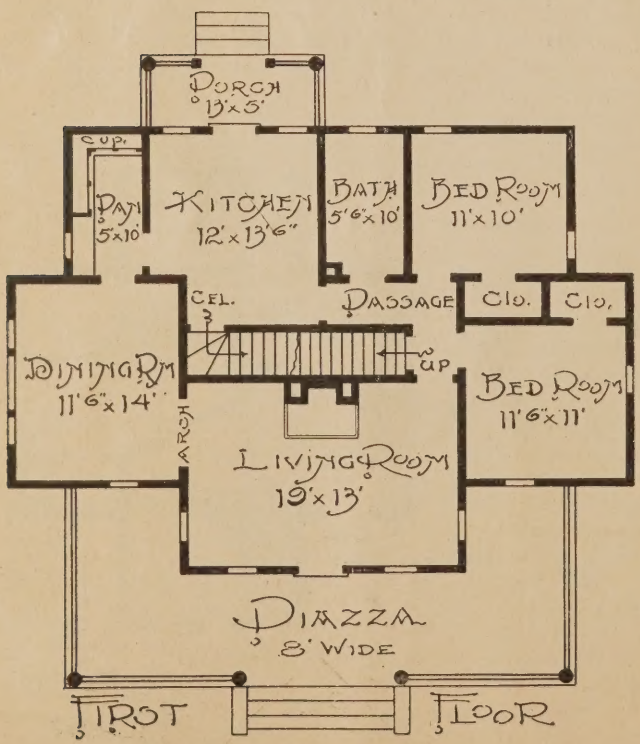






DESIGN NO. 204



This is one of the ever popular bungalows. Size 44 feet by 44 feet 6 inches over all, including porches. Stone foundation under entire house, with 7-foot cellar under living room and bedrooms. Story height 9 feet. Exterior walls sided. Note the attractive arrangement of the floor plan, rooms being of comfortable size and convenient arrangement. Living room and dining room are intended to be finished in black ash and balance in pine. This design, with its ample porches, would make an ideal summer house. Estimated cost as here shown, $2,000. If constructed as a summer cottage with studs, joists, etc., dressed for inside finish and outside walls covered with German lap siding, dressed both sides, could be erected for $350 less than if finished and plastered as above described. Price for working plans and specifications, $20.00. Blue print plans of this design without change, $16.33. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 205

This attractive one-story bungalow can also be used as a summer cottage if desired. Size 31 feet by 51 feet 6 inches including porches. Stone foundation under whole house and excavated for 7-foot cellar under all rooms back of parlor and living room. Main house walls are sided with narrow clapboards, and large stone columns for front porch give this dwelling a very artistic effect. Story height 9 feet. Three principal rooms are to be finished in black ash and other rooms in pine. Estimated cost as here designed, $2,200. Price of complete working plans and specifications, $20.00. Blue print plans without change from design as here shown, $16.33. Bill of materials, $7.00.

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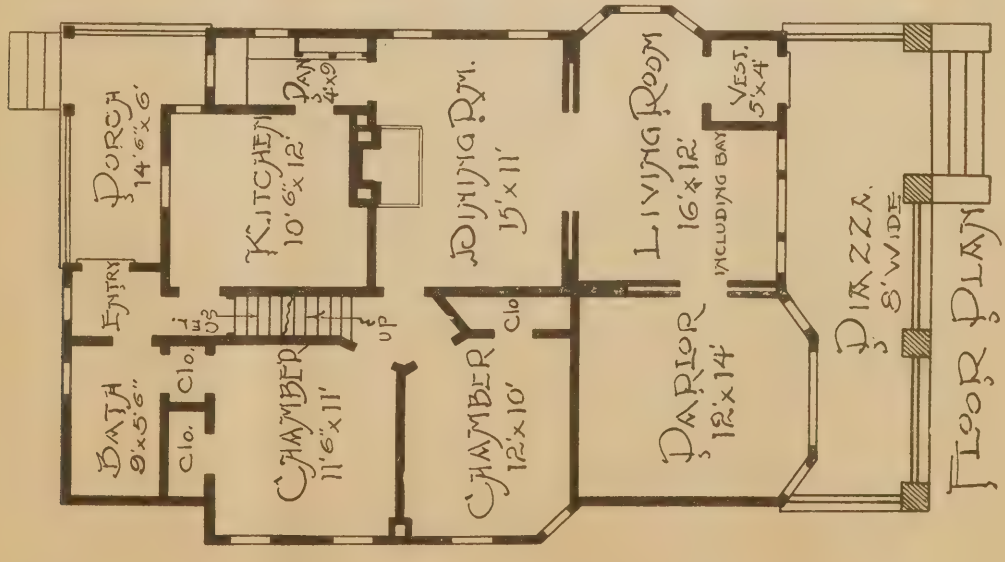

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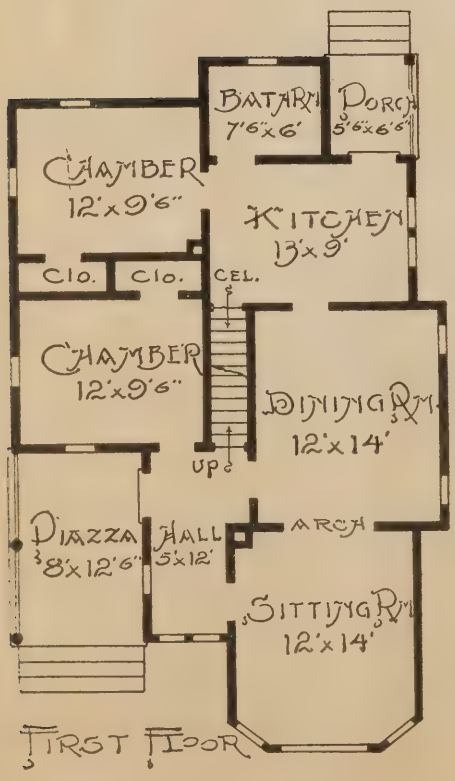

This is a very neat little one story cottage, suitable for any location. Size 28 feet 6 inches by 45 feet 6 inches over all. Cellar is provided under kitchen, chambers and bath room, with stone foundation under entire house. The floor plan is nicely arranged, rooms being of good size and conveniently located. Hall, sitting room and dining room to be finished in black ash and balance of house in pine. Estimated cost as here shown, $1,500. Price of complete working plans and specifications, $15.00. Blue print plans without change from design as shown, $10.00. Bill of materials, $5.00.

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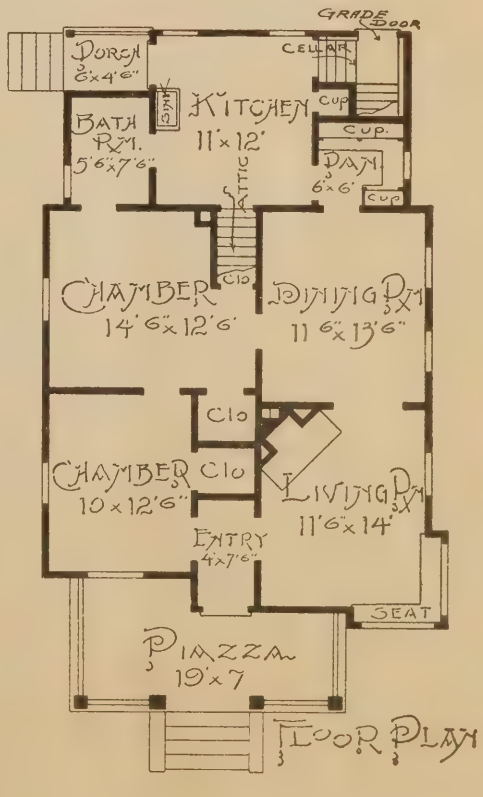
DESIGN NO. 207



To meet the popular demand we present herewith another one story bungalow. Size including front porch 27 feet 6 inches by 48 feet 6 inches. Cellar 7 feet deep, extending under entire house back of living room and front chamber. Stone wall under whole house. Story height 9 feet. For those desiring a convenient dwelling, yet of moderate cost, this design cannot be surpassed. Living room and dining room are to be finished in black ash and balance of rooms in pine. The outside walls and front porch columns are sided with narrow clapboards presenting a pleasing effect. Estimated cost, $1,650. Price of working plans and specifications, $15.00. Blue print plans of this design without change, $10.00. Bill of materials, $5.00.

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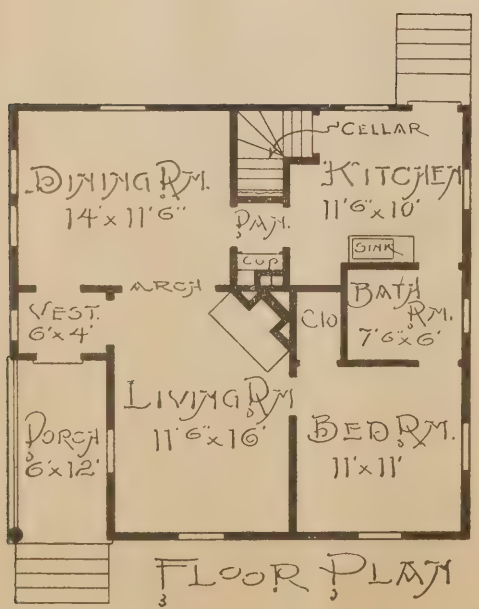
DESIGN NO. 208



We have here a neat bungalow design on the square order. Size 30 feet 6 inches by 29 feet. Stone foundation under entire house, with cellar 7 feet deep under kitchen and dining room. Story height 9 feet. Floor plan is well arranged with rooms of convenient size. Dining room, living room and vestibule are to be finished in black ash and other rooms in pine. Estimated cost, $950. Price of complete working plans and specifications, $10.00. Blue print plans of this design without change, $7.00. Bill of materials, $5.00.

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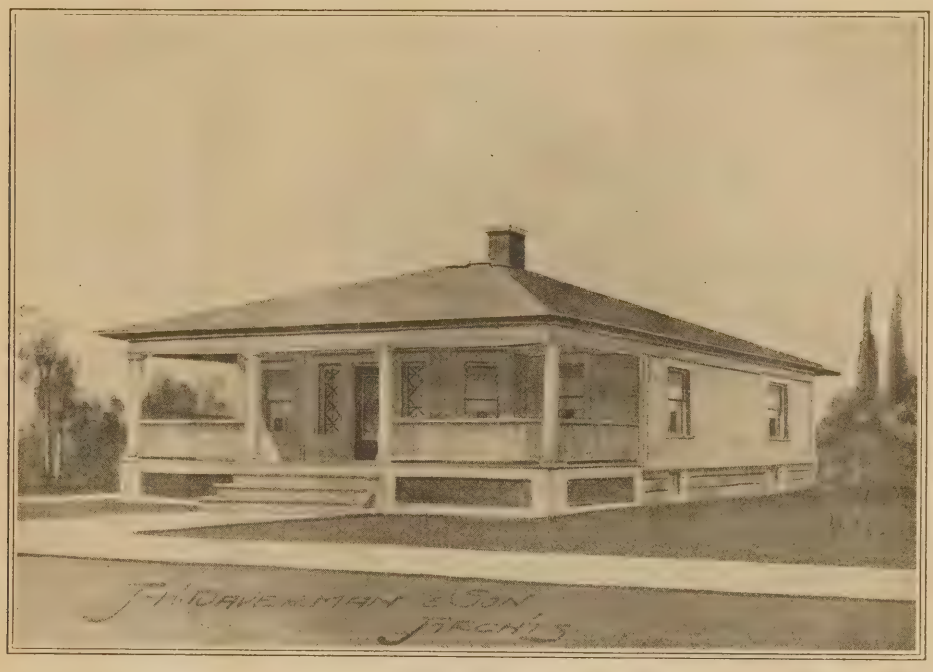

DESIGN NO. 209

We have here a large one story bungalow which may also be used as a summer or sea shore cottage. Size 36 feet by 41 feet 6 inches over all. Cellar under kitchen, servant's room and bath room, with stone wall under whole house. If furnace is used cellar could be made larger. The floor plan is very well arranged and rooms are all of good size. The large porch gives a pleasant effect and the general appearance of this house is neat and attractive. Story height 9 feet. Living room is finished in black ash and other rooms in pine. Estimated cost as here shown, $1,550. If used as a summer cottage with studs, joists, etc., dressed for inside finish and outside walls covered with German lap siding dressed both sides, this estimate could be reduced to about 1,200. Price of complete working plans and specifications, $15.00. Blue print plans of this design without change, $10.00. Bill of materials, $5.00.

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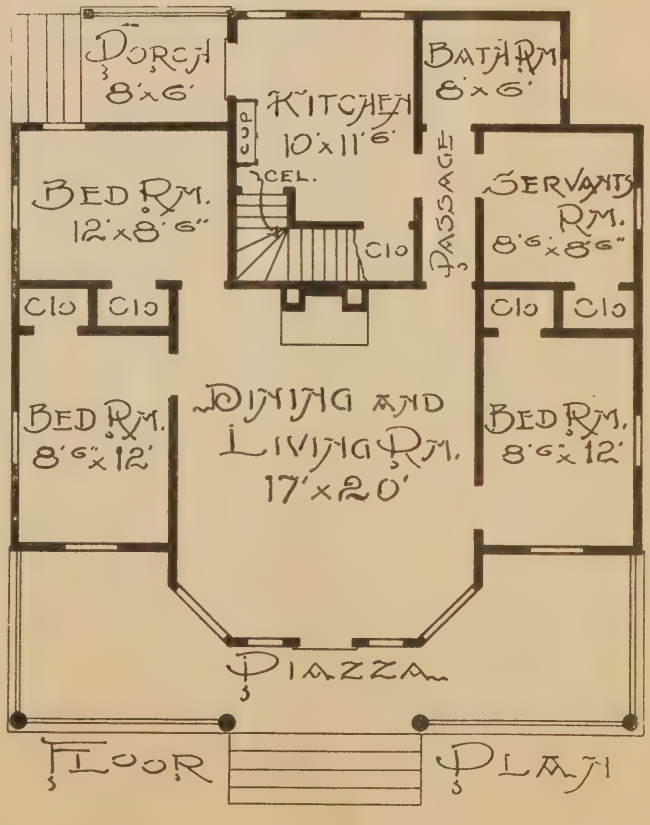

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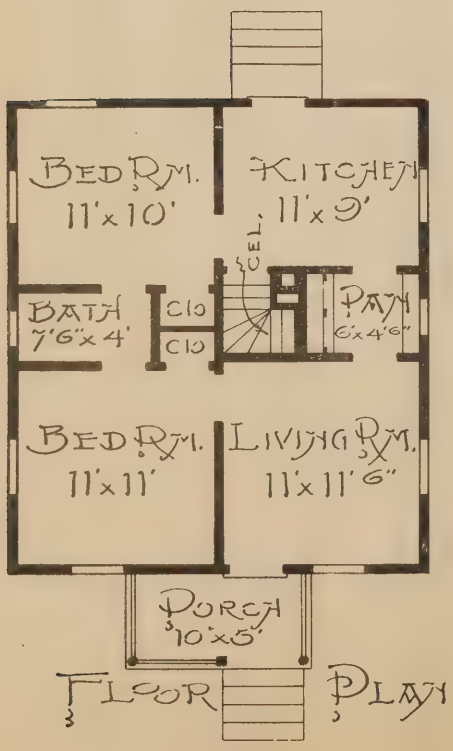

Here is a small one story cottage suitable for suburban residence or small city lot. Size 23 feet 6 inches by 27 feet without front porch. Stone foundation and 7-foot cellar under entire house. Story height 9 feet. Exterior is plain, but neat and attractive, while floor plan is comfortably arranged. House is intended to be finished in pine throughout. Estimated cost as here shown, $950. Price of complete working plans and specifications, $10.00. Blue print plans without change, $7.00. Bill of materials, $5.00.

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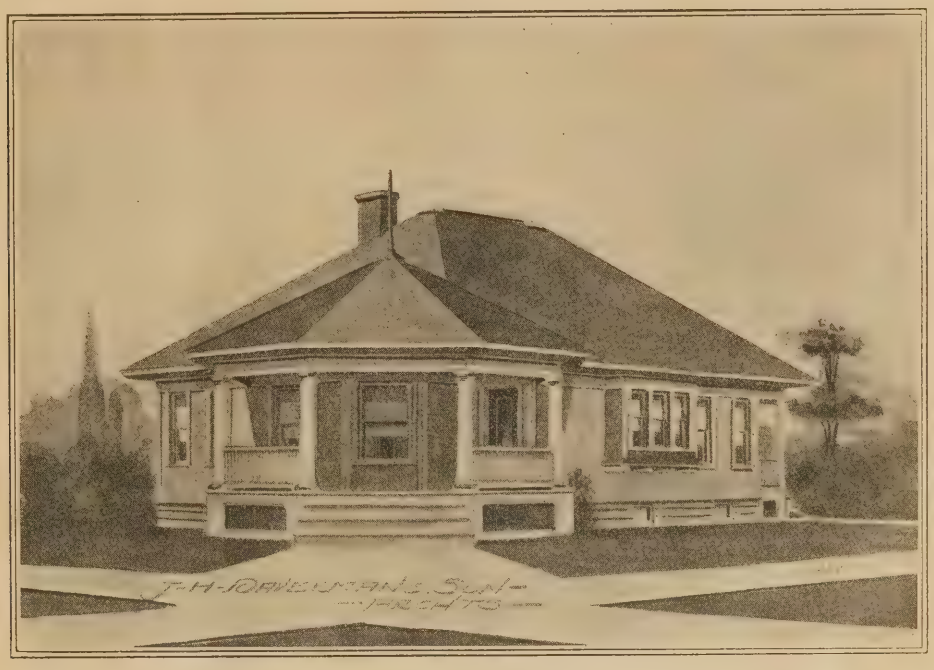

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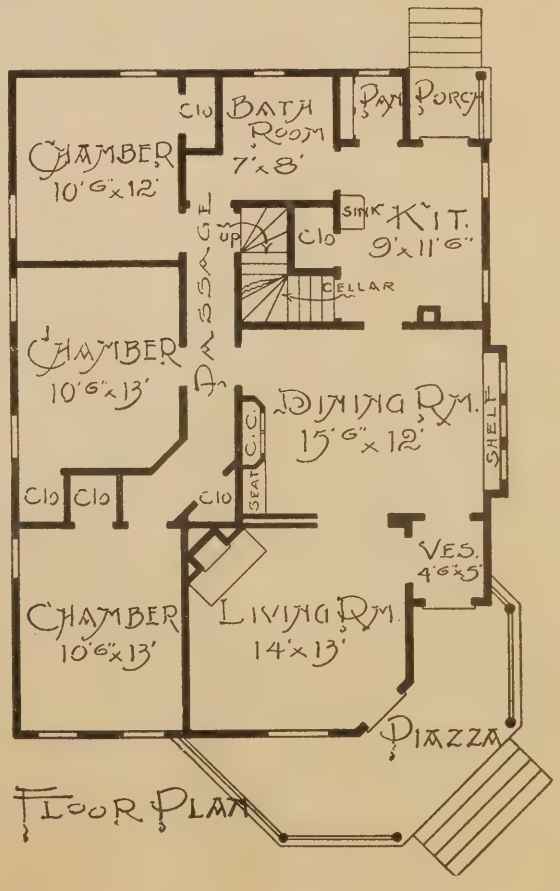

This pretty little bungalow is especially adapted for a summer residence. Size 32 feet 6 inches by 50 feet 6 inches over all, including porch extension. There is a 7-foot cellar under kitchen and dining room. Story height 9 feet. Floor plan is nicely arranged, with all rooms of good size and readily accessible. Vestibule, living room and dining rooms should be finished in black ash and balance of rooms in pine. Estimated cost, $1.500. Price of complete working plans and specifications, $15.00. Blue print plans of this design as here shown without change, $10.00. Bill of materials, $5.00.

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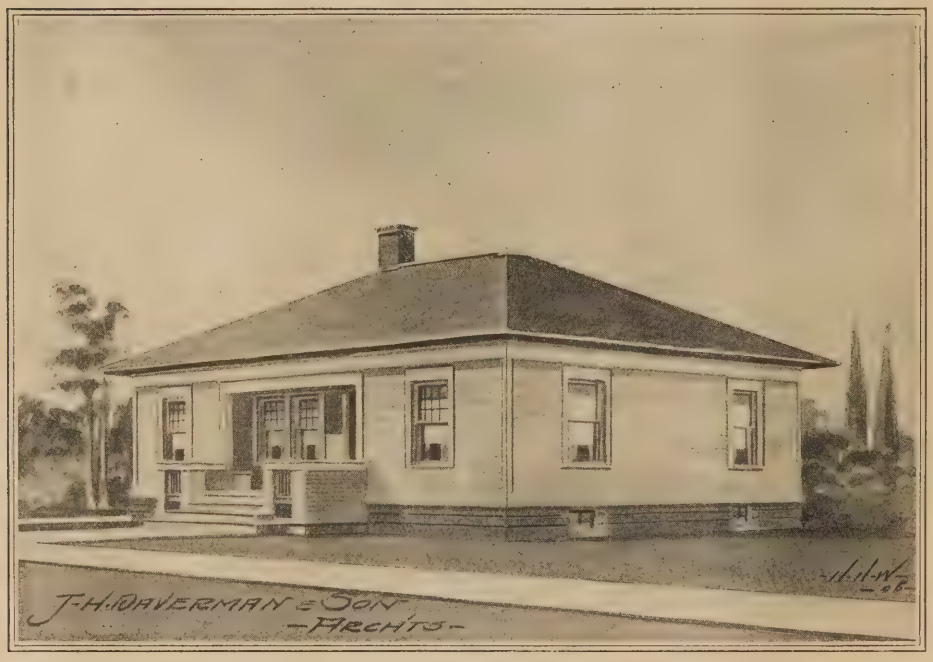

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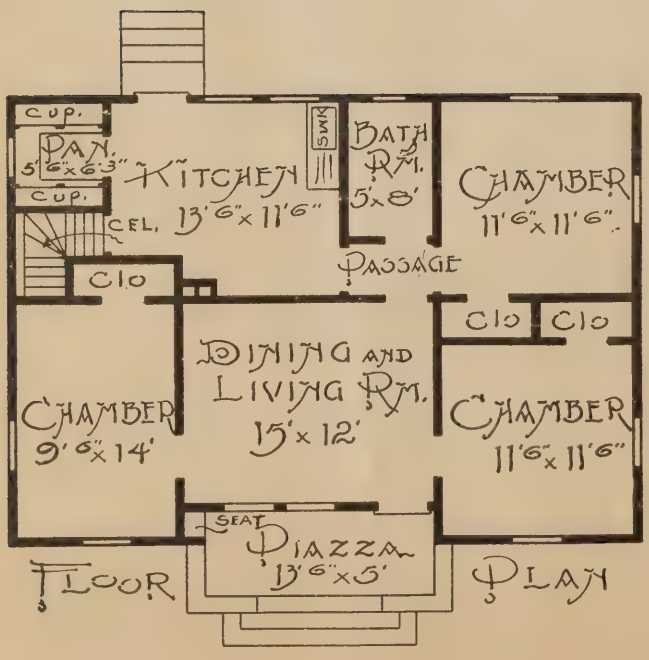
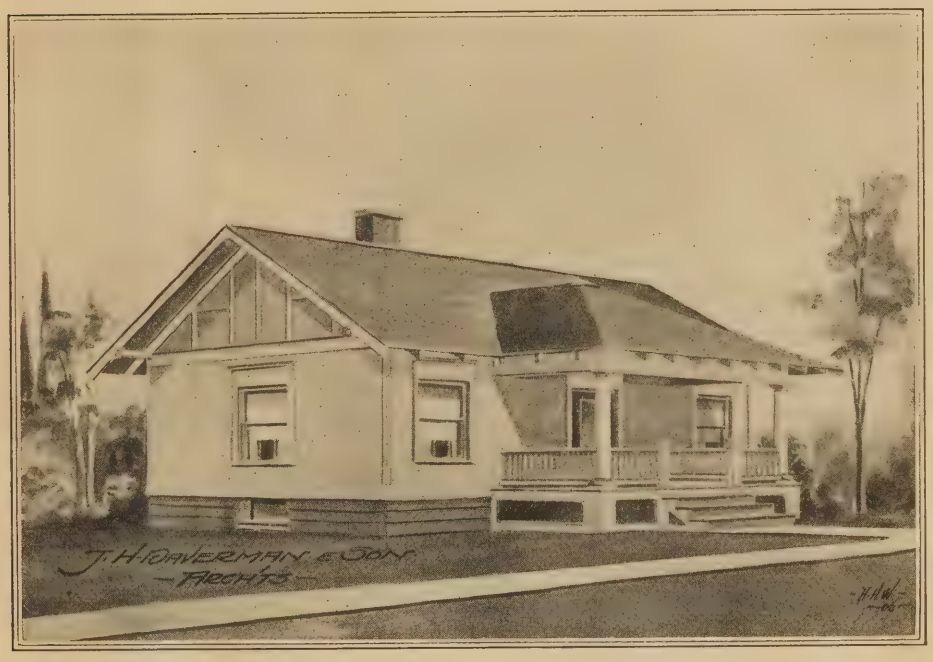


This attractive one-story cottage has been designed to meet the demand for a comfortable low cost home. Sige 38 feet by 27 feet. Stone foundation and 7-foot cellar under whole house. Inclosure of house and front porch walls narrow siding. Story height 9 feet. The finish throughout is intended to be pine, except for living room, which will be finished in black ash. Estimated cost, $1,200. Price of complete working plans and specifications, $12.00. Blue print plans without change from design as here shown, $8.00. Bill of materials, $5.00.

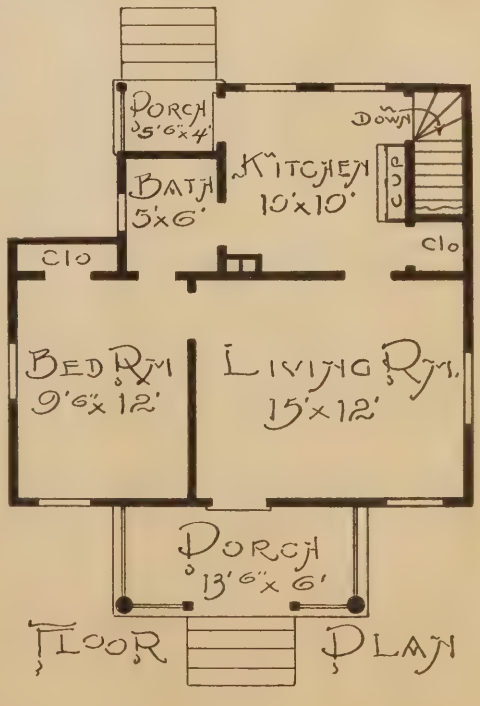
Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

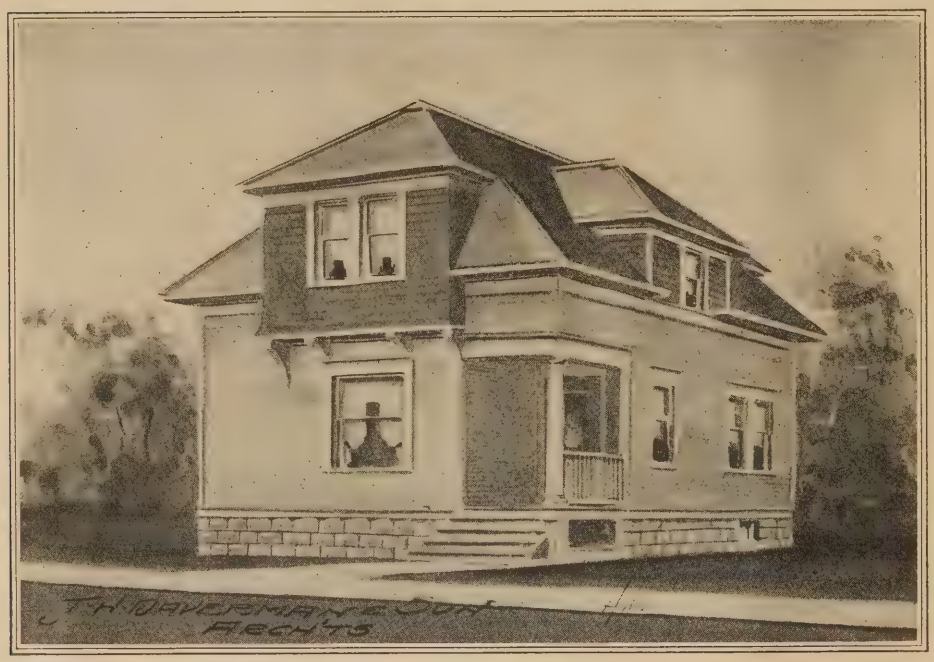


DESIGN NO. 213

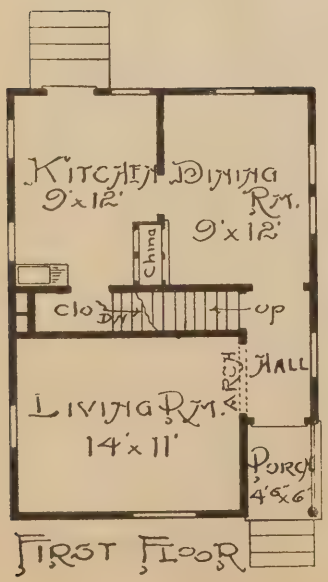
Here is a small bungalow or summer cottage of attractive design. Size 26 feet by 23 feet 6 inches. Stone wall and cellar under entire house 7 feet deep. Story height 9 feet. Finish is intended to be pine throughout. Estimated cost as here shown, $950. If constructed for a summer cottage, with studs, joists etc., dressed for inside finish and outside walls covered with German lap siding, dressed both sides, this estimate can be reduced to $800. Price of full working plans and specifications, $10.00. Blue print plans without change from design as illustrated, $7.00. Bill of materials, $5.00.

Any of these plans can be reversed to suit location. No change can be made in blue print plans, as they are exact copies of the book design, but they can be reversed.



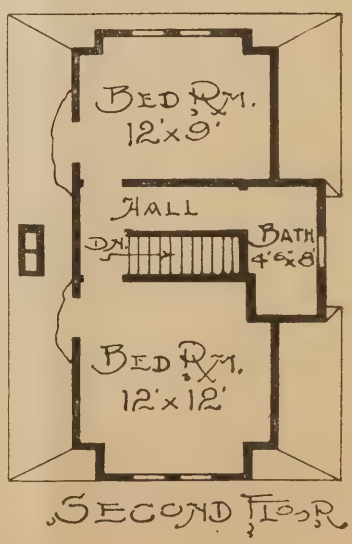


DESIGN NO. 214

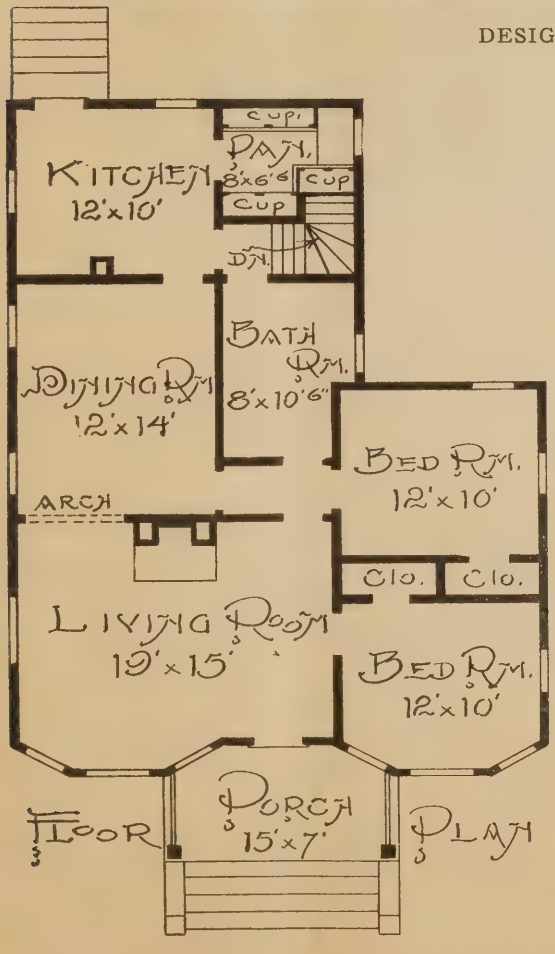


This pretty story and a half house has been designed to meet the requirements of a small family. Size 19 feet 6 inches by 28 feet, suitable for city lot. Stoned-up cellar 7 feet deep under whole house. Exterior, as will be noted, presents a very neat effect, while floor plan is conveniently arranged. Living room and dining room are finished in black ash and balance of rooms in pine. Estimated cost, $1,400. Price of full working plans and specifications, $12.00. Blue print plans without change from design as here shown, $8.00. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.



DESIGN NO. 215



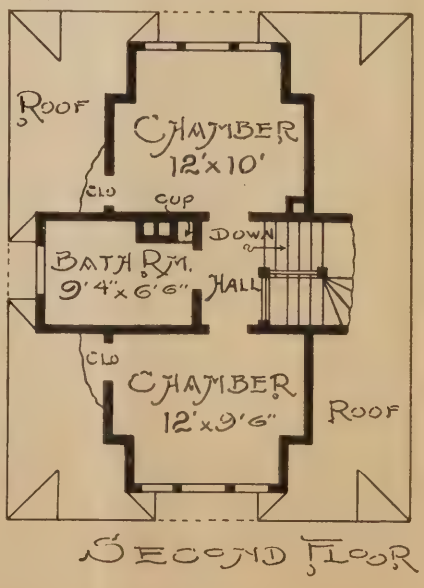
We have here a design of a plain roofed bungalow one story high. Exterior is quite attractive, on the plain, substantial order. There is a 7-foot stone foundation, with cellar back of living room and chamber. Story height 9 feet. Outside walls are sided with narrow siding. Rooms are of good size and pleasantly located. Living and dining rooms are finished in black ash and balance of house in pine. Estimated cost $1,675. Price of complete working plans and specifications, $15.00. Blue print plans of this design as here shown without change, $10.00. Bill of materials, $5.00.

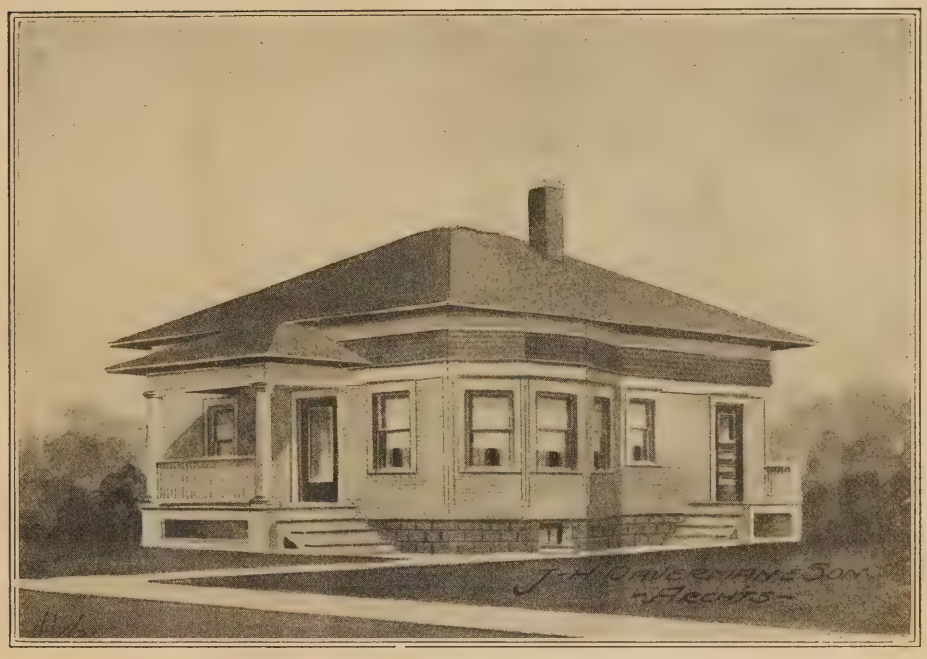
Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 216

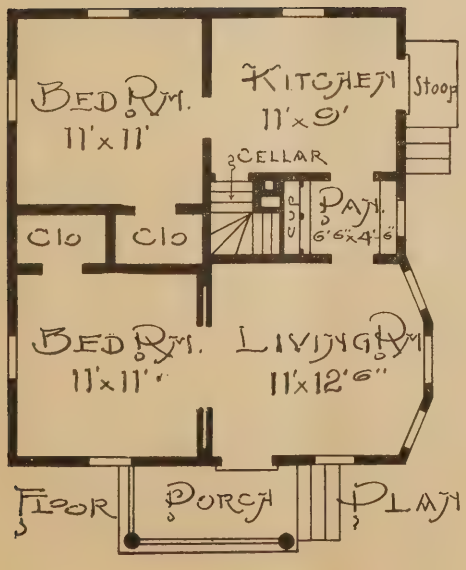
We herewith present a story and one-half bungalow. Size 23 feet by 32 feet 6 inches. Stone foundation and 7 foot cellar under entire house. Story height 9 feet for first and 8 feet 6 inches for second. Floor plan is well arranged, with good sized rooms opening conveniently into one another. Two good sized chambers and bath on second floor. Lower rooms, with exception of kitchen, are to be finished in black ash. Upper rooms and kitchen finished in pine. Estimated cost, $1,800. Price of full working plans and specifications, $18.00. Blue print plans without change from design as shown, $12.00. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.





DESIGN NO. 217

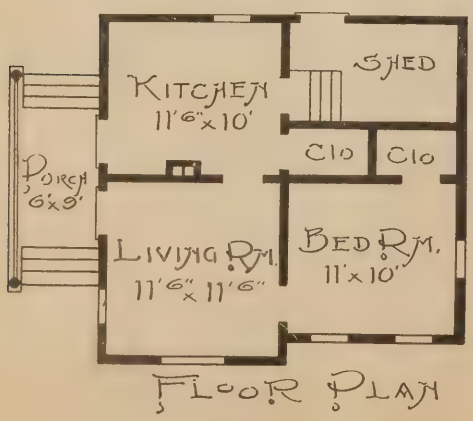


This neat little one story cottage should prove a popular design as it combines both convenience and economy. Size 25 feet by 26 feet 6 inches. Stone foundation under all, with 7-foot cellar under kitchen and living room. Story height 9 feet. Exterior is sided up with shingled belt above window line. Rooms are of good size and cosy arrangement. Finished in pine or ash throughout. Estimated cost, $775. Price of full working plans and specifications, $10.00. Blue print plans without change from design as shown, $7.00. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 218

This one story cottage would make a very comfortable home at moderate cost. Size 30 feet by 23 feet including porch extension. Stone foundation but no cellar under whole house. Outside walls are sided up to top of windows and from there up shingled. Story height 9 feet. Floor arrangement is pleasant and convenient. House is to be finished in pine throughout. Estimated cost, $675. Price of complete working plans and specifications, $10.00. Blue print plans of design as shown without change, $7.00. Bill of materials, $5.00.

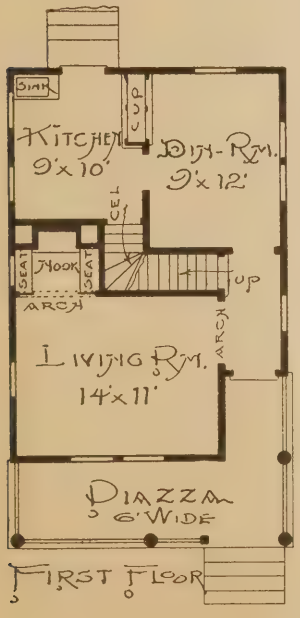


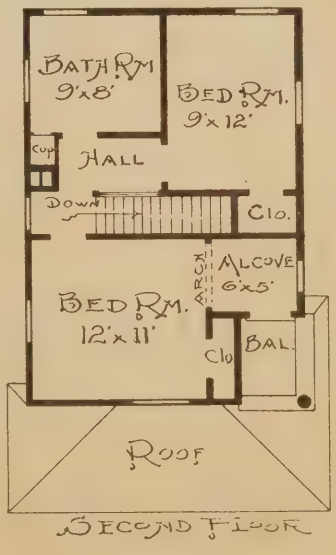
Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 219

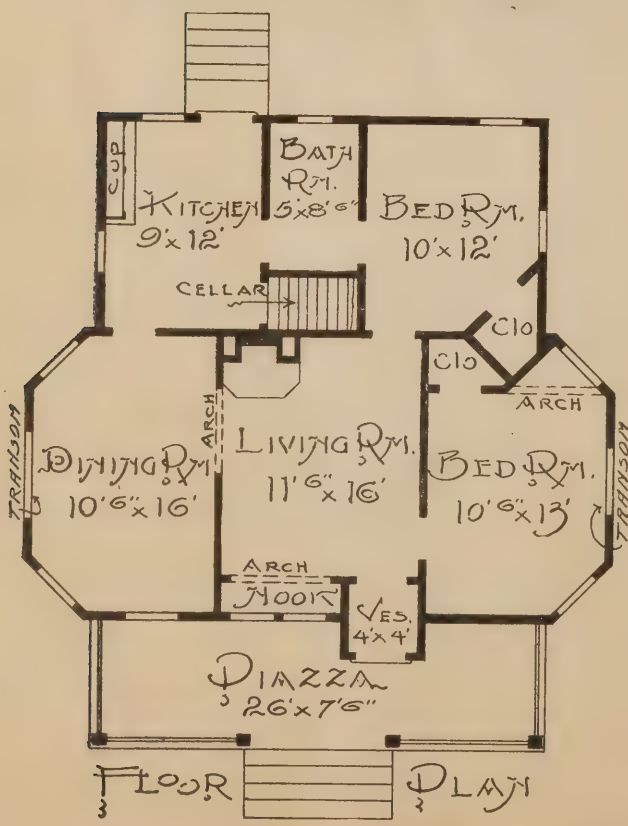
Here we have a splendid two story bungalow well adapted to any location. Size, including porch, 19 feet 6 inches by 34 feet. Stone foundation and 7-foot cellar under whole house. Story heights 9 feet for first and 8 feet 6 inches for second. In living room and dining room black ash finish will be used, with pine for balance of house. Estimated cost, $1,950. If constructed strictly as a summer cottage with studs, joists, etc., dressed for inside finish and outside walls covered with German lap siding dressed both sides; cost can be reduced to about $1,650. Price of complete working plans and specifications, $20.00. Blue print plans without change from design as shown, $13.33. Bill of materials, $7.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.





DESIGN NO. 220

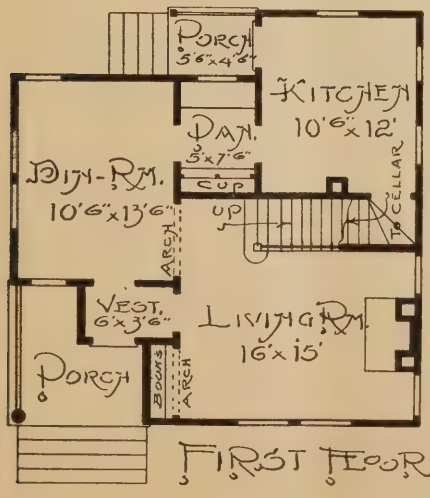


Here is a very pretty one story bungalow. Size 34 feet 6 inches by 37 feet including porch. Stone foundation under whole house and cellar under kitchen, bath room and rear chamber. Story height 9 feet. Exterior walls and porch balustrade are sided with narrow siding. Dining and living rooms finished in black ash, balance of rooms in pine. Estimated cost, $1,450. If constructed for a summer cottage with studs, joists, etc., dressed for inside finish and outside walls covered with German lap siding, dressed both sides, this cost can be reduced to about $1,050. Price of complete working plans and specifications, $15.00. Blue print plans without change from design as shown, $10.00. Bill of materials, $5.00.

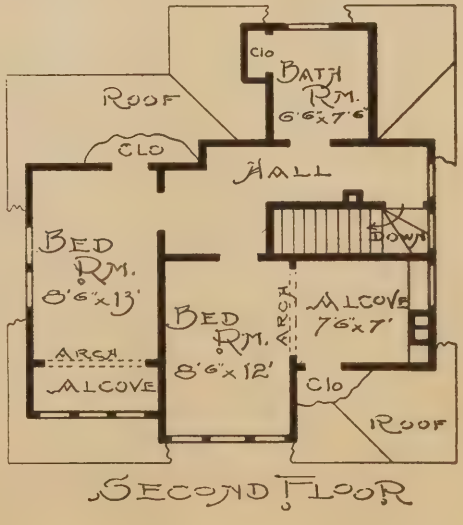
Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 221

A very attractive story and one-half dwelling. Size over all 28 feet by 28 feet 6 inches with 7-foot stoned-up cellar under entire house. Story height 9 feet for first and 8 feet 6 inches for second story. Exterior has first story clapboarded and shingled above belt course. Rooms are large and comfortable with principal apartments finished in black ash and balance in pine. Estimated cost, $2,100. Price of full working plans and specifications, $20.00. Blue print plans without change from designs as shown, $16.33. Bill of materials, $7.00.



Any of these plans can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

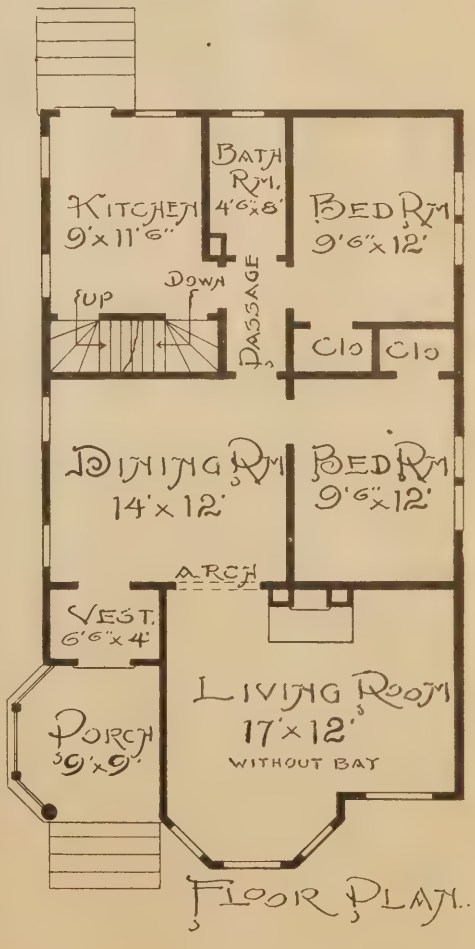


DESIGN NO. 222

This one story bungalow is of very attractive exterior appearance and would be suitable for a southern or western location. Note the shingled and cemented exterior, which lends a very striking and novel effect to this building. Size 27 by 44 feet, not including projection of front porch. Stone foundation and 7-foot cellar under living room, dining room and kitchen. Story height 9 feet. Entrance hall, living and dining rooms finished in black ash and balance in pine. Estimated cost, $1,750. Price of full working plans and specifications, $15.00. Blue print plans without change from design as shown, $10.00. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 223



Here is another of the popular one story bungalows. Size 25 feet by 45 feet. Stone foundation under entire house, with cellar under dining room, kitchen and bath. Story height 9 feet. Two additional rooms can be finished in attic if desired. Floor plan is pleasantly arranged and rooms are all of good size. Living and dining room are finished in black ash and balance of house in pine. Estimated cost, $1,600. Price of complete working plans and specifications, $18.00. Blue print plans without change from design as here shown, $12.00. Bill of materials, $5.00.

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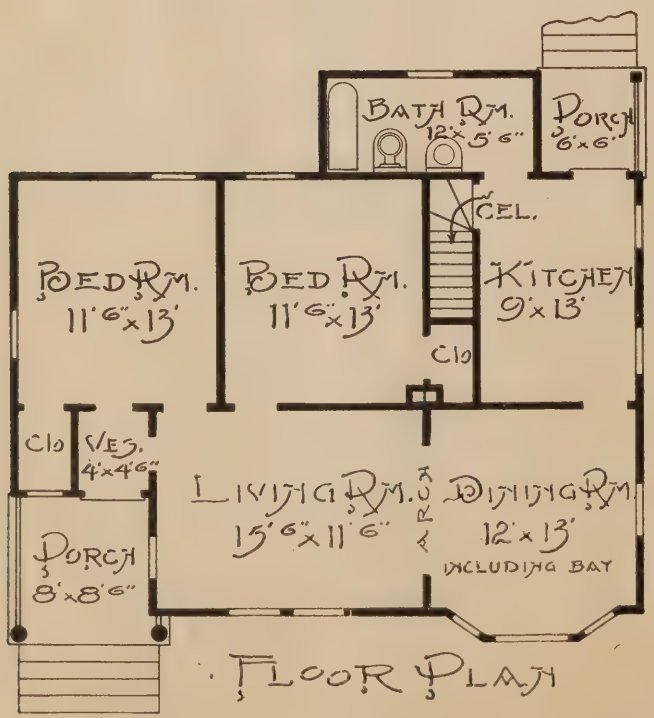
DESIGN NO. 224

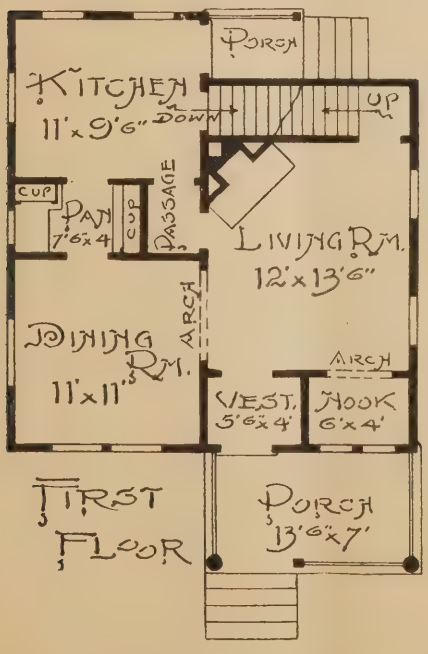


Size of this one story bungalow 37 feet by 33 feet 6 inches, including bay and front porches. Stone foundation under whole house, with 7-foot cellar under kitchen and two rear chambers. Story height 9 feet. Rooms are excellently located and of very good size. Exterior is neat and plain. Living room, vestibule and dining room finished in black ash, balance of rooms in pine. Estimated cost, $1,300. Price of complete working plans and specifications, $15.00. Blue print plans of this design without change, $10.00. Bill of materials, $5.00.

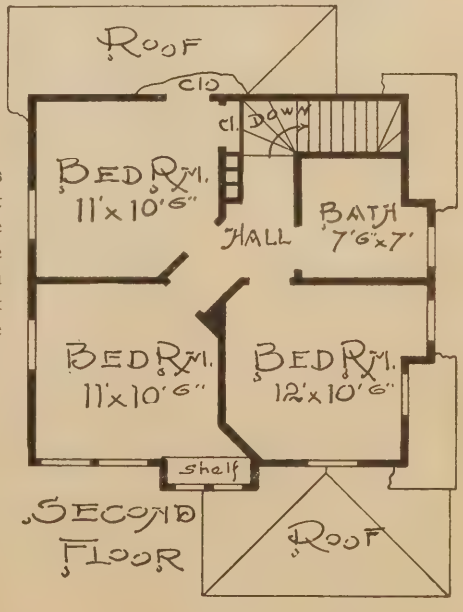
Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

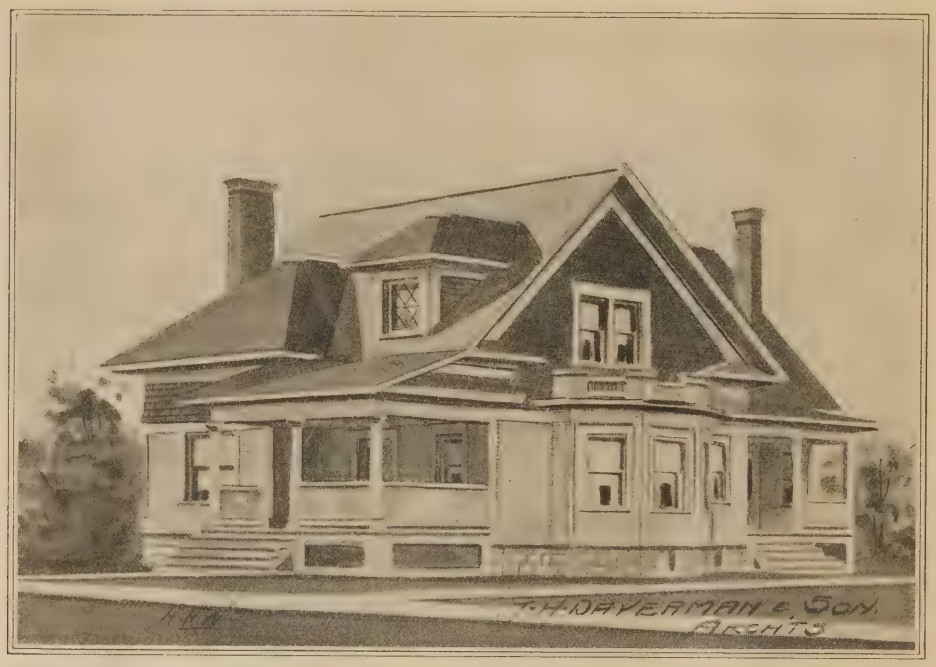
DESIGN NO. 225

This is a fine two story dwelling of moderate cost and suitable for city or suburban residence. Size over all 24 feet 6 inches by 33 feet 6 inches. Stone foundation and 7-foot cellar under entire house. Story height 9 feet for first and 8 feet 6 inches for second story. Exterior clapboarded up to line of gables, which are shingled. Floor plan is well arranged with rooms all of comfortable size. Living rooms are finished in black ash, with kitchen and upstairs rooms in pine. Estimated cost, $1,800. Price of full working plans and specifications, $18.00. Blue print plans without change from design as here shown, $12.00. Bill of materials, $5.00.



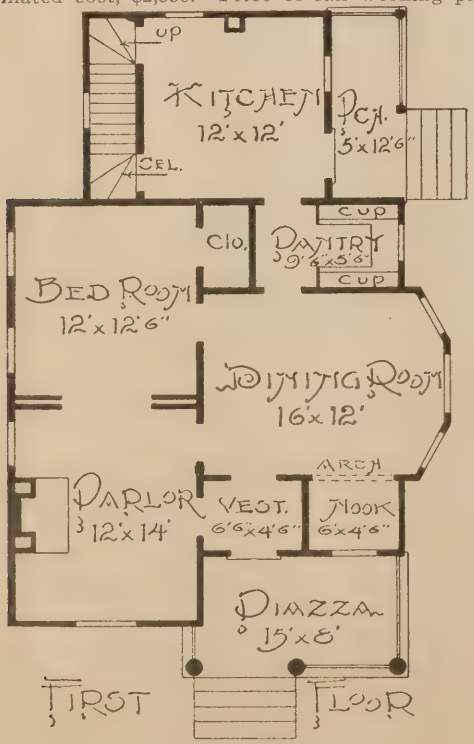
Any of these plans can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.



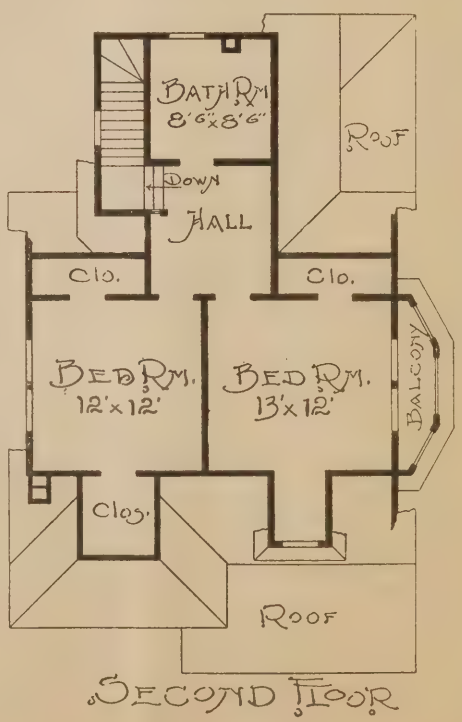


DESIGN NO. 226

Here is a very fine story and one-half bungalow. Size 29 feet 6 inches by 44 feet 6 inches, including dining room, bay and front porch extensions. There is a 7-foot cellar under kitchen, pantry and dining room, with stone foundation under rest of house. Story heights 9 feet for first and 8 feet 6 inches for second story. Exterior is very attractive and this residence should be a credit to any location. Rooms are all of good size and especially well planned with living apartments finished in black ash and balance of house in pine. Estimated cost, $2,350. Price of full working plans and specifications, $20.00. Blue print plans without change from design as here shown, $13.33. Bill of materials, $5.00.



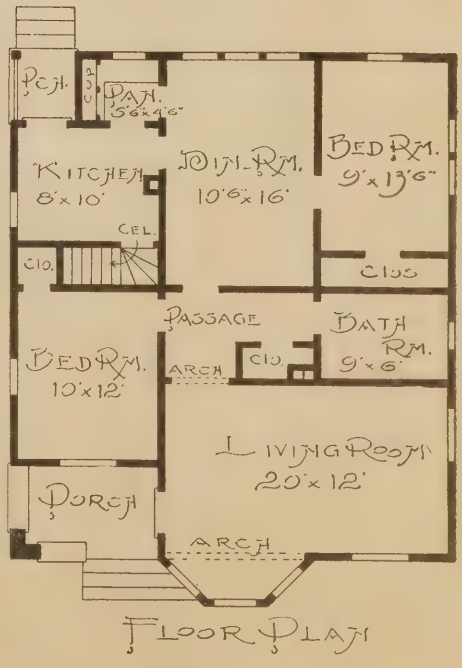
Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.

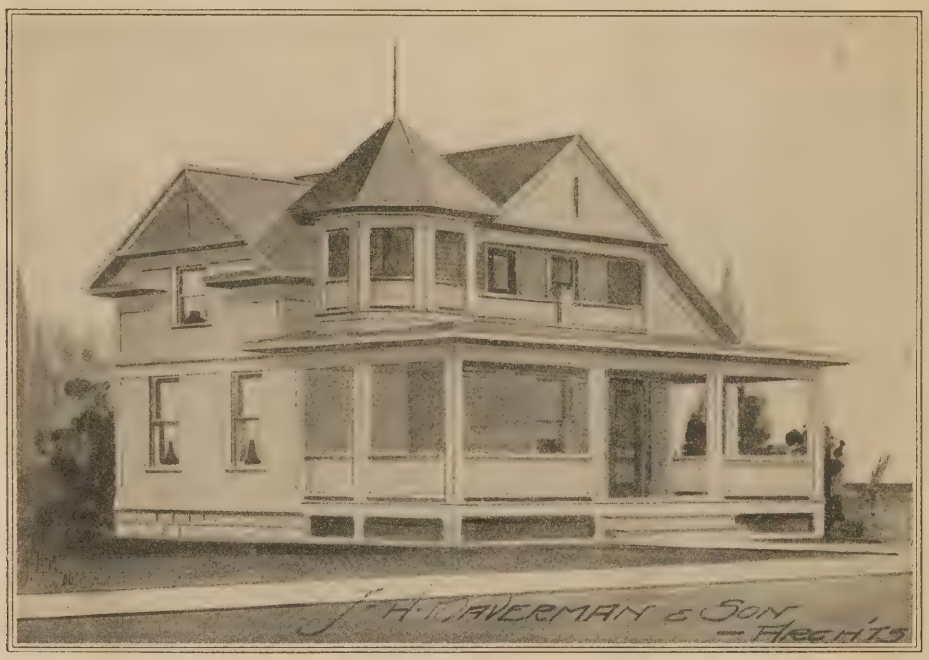


DESIGN NO. 227

This neat little one story house is 31 feet 6 inches by 36 feet in size without living room bay. Has stone foundation under whole house and 7-foot cellar under three rear rooms. Story height 9 feet. Floor plan is nicely arranged with rooms of good size, while exterior presents a neat and home-like effect. Living room, passageway and dining room finished in black ash or oak and balance in pine. Estimated cost, $1,400. Price of full working plans and specifications, $15.00. Blue print plans, $10.00. Bill of materials, $5.00. House can be reversed to suit location, but no changes from design as here shown can be made in the blue print plans.

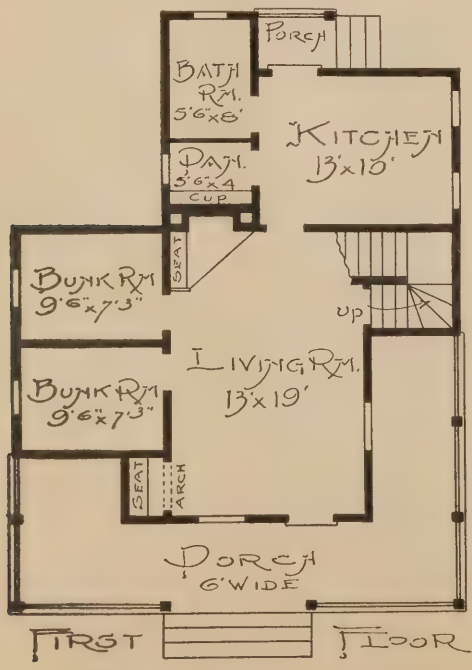
Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.





DESIGN NO. 228

Here is a summer cottage one and one-half stories high. Size 30 feet by 40 feet over all. House is set on posts with no cellar. Story heights 9 feet for first floor and 8 feet for second. House is enclosed with German lap siding dressed both sides and all studs and joists dressed for inside finish. This makes a very desirable summer cottage at low cost. Estimated costs as here shown, $600. If wanted for an all-year-round house with stone foundation and cellar, would cost $850. Price of working plans and specifications, $10.00. Blue print plans without change from design as here shown, $7.00. Bill of materials, $5.00.



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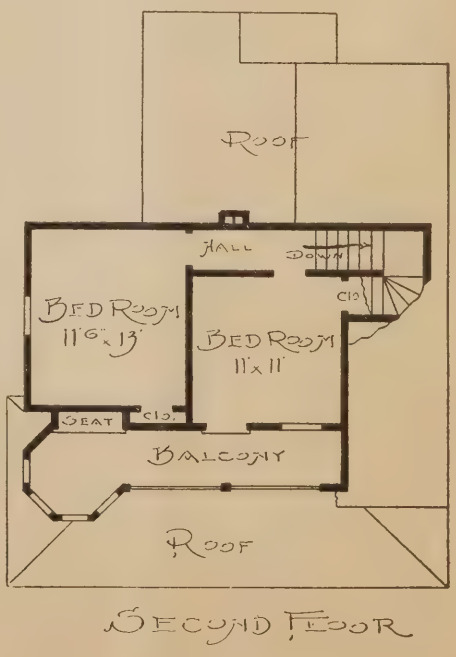
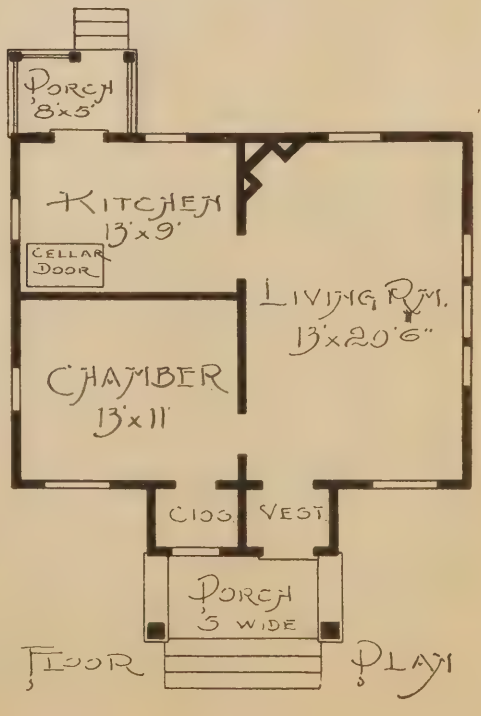
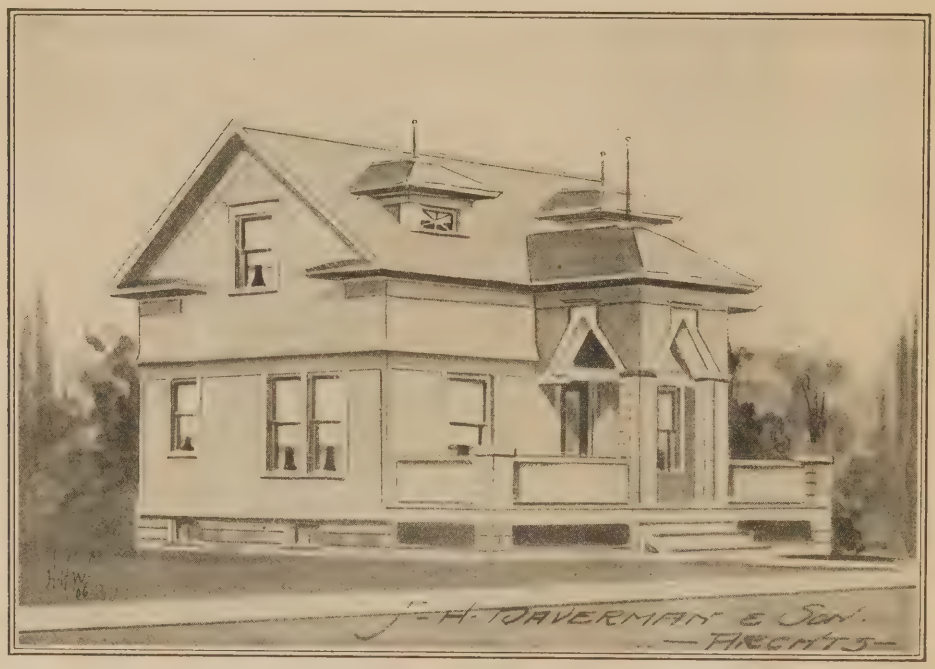


DESIGN NO. 229

An attractive three-room cottage. Size 27 feet 6 inches by 21 feet 6 inches, without porches and vestibule. Stone foundation and 7-foot cellar under entire house. Story height 9 feet. This makes a very convenient dwelling for small family or for use as a summer cottage. Exterior inclosure is narrow siding. Finished throughout in Georgia pine. Estimated cost, $575. Price of complete working plans and specifications, $10.00. Blue print plans without change from design as here shown, $7.00. Bill of materials, $5.00.

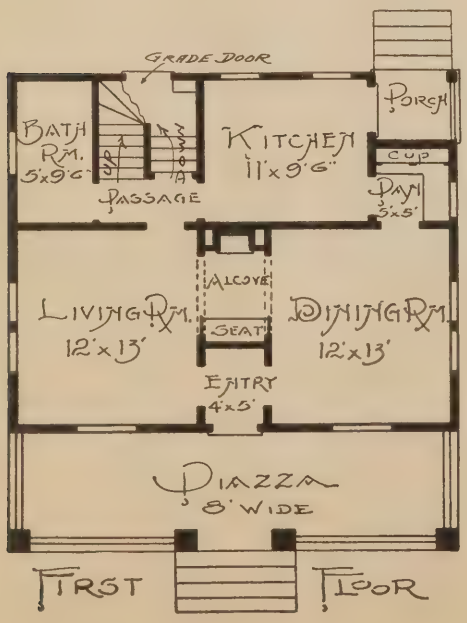
Any of these plans can be reversed to suit location. No change can be made in blue print plans, as they are exact copies of the book design, but they can be reversed.





DESIGN NO. 230

This one and one-half story cottage is of unique design and presents a very attractive appearance. Size over all 30 feet by 32 feet. Stone wall and cellar under whole house. Story heights 9 feet for first story and 8 feet for second story. House is sided with narrow siding and front porch columns and corner piers are of cement blocks. Rooms are all of comfortable size and convenient arrangement. Front part of first story is finished in black ash and balance of rooms in Georgia pine. Estimated cost, $950. Price of full working plans and specifications, $12.00. Blue print plans without change from design as here shown, $8.00. Bill of materials, $5.00.



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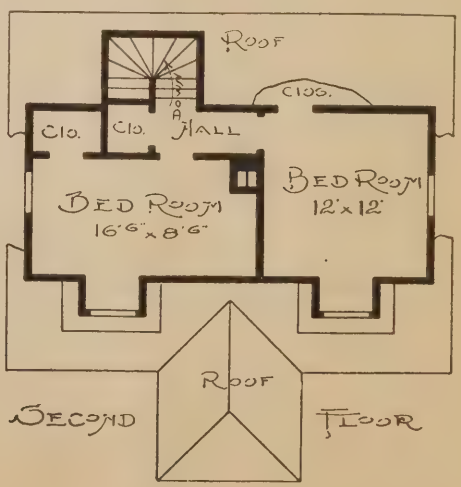
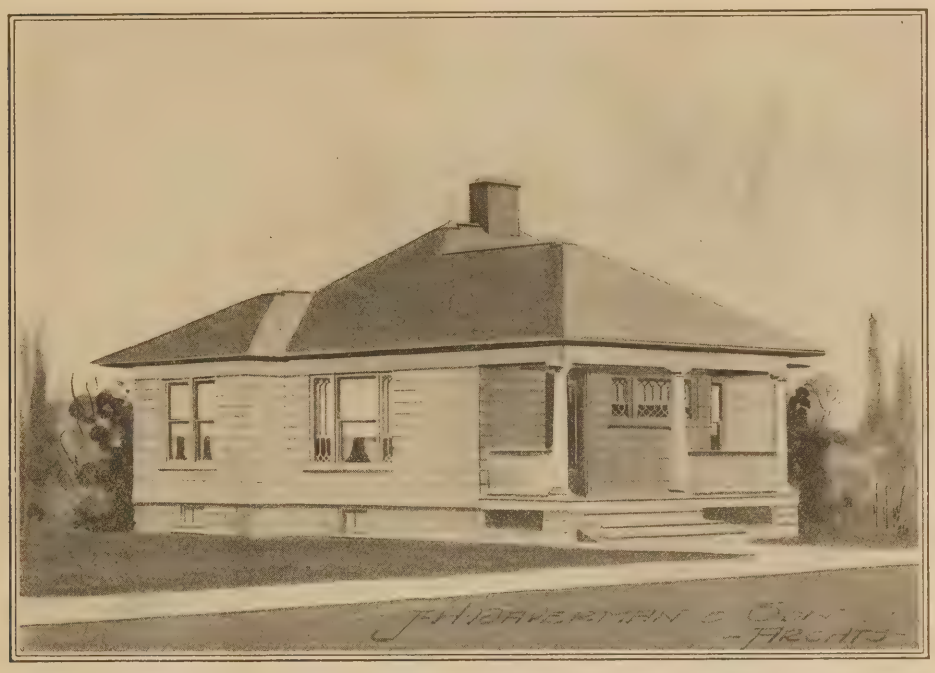
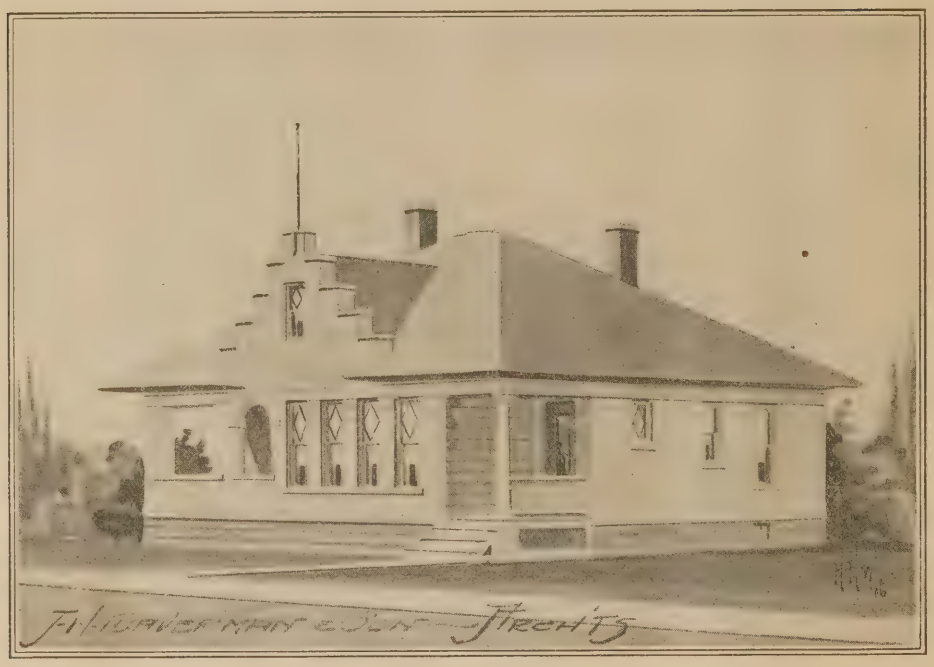




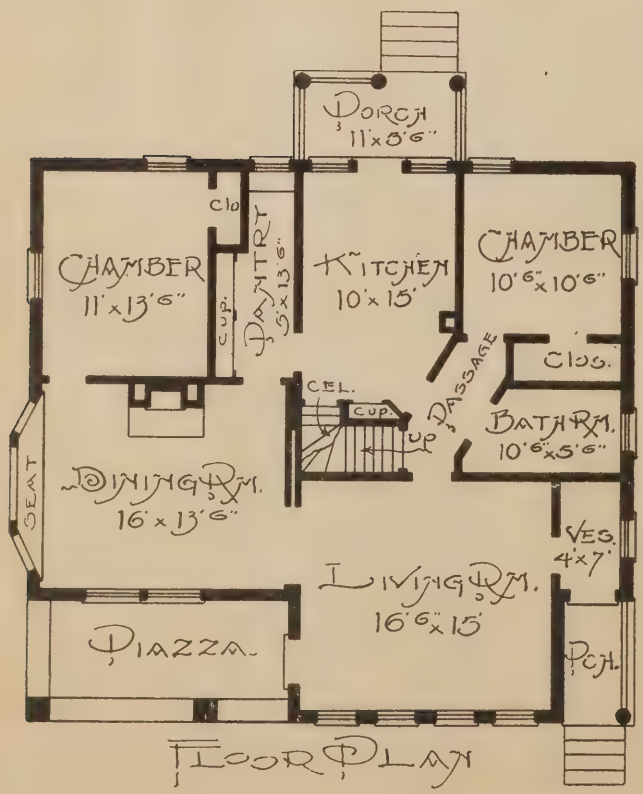
DESIGN NO. 231

Here we have one of the ever popular one story cement block cottages. Size 34 feet 6 inches by 47 feet 6 inches over all without front porch. Concrete walls below grade with cellar under dining room and sitting room only. Rooms are pleasantly arranged and of good size as will be seen by floor plan. The two principal rooms are finished in black ash or oak and balance in Georgia pine. Story height is 9 feet. Estimated cost, $1,100. Price of complete working plans and specifications, $15.00. Blue print plans without change from design as here shown, $10.00. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in blue print plan as it is an exact copy of the book design, but it can be reversed.



DESIGN NO. 232



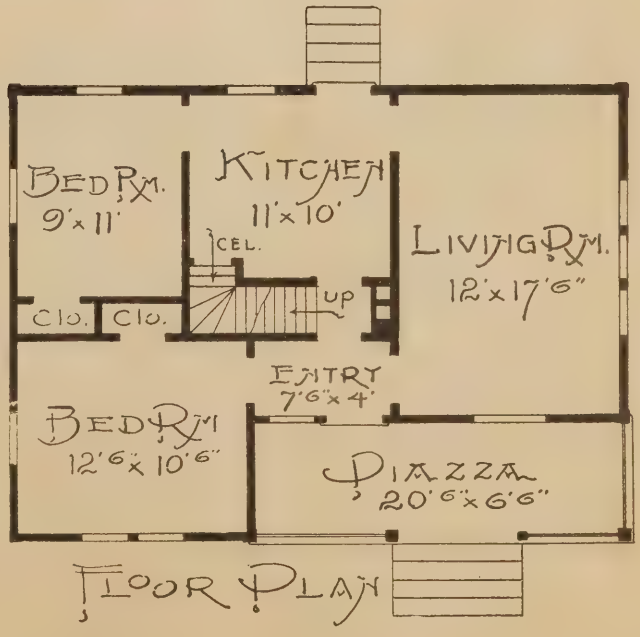
Here we have a very pretty one story cement block house. Size 39 feet 6 inches by 37 feet over all, not including rear porch. Seven-foot cellar, with concrete walls under all back of the two front rooms. Story height 9 feet. Note the well arranged floor plan with large rooms opening conveniently into one another. Dining and living room, also vestibule, finished in black ash or oak and balance of rooms in Georgia pine. Estimated cost, $1,250. Price of working plans and specifications, $15.00. Blue print plans without change from design as here shown, $10.00. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 233

We have here another one story cottage. Size over all 34 feet by 25 feet. Story height 9 feet. Cellar under kitchen and rear chamber 7 feet deep. Stone foundation under entire house. Outside is inclosed with clapboards. Rooms are very pleasant and convenient, while exterior presents a very cosy appearance. Living room is finished in black ash and balance of rooms in Georgia pine. Estimated cost, $1,050. Price of working plans and specifications, $12.00. Blue print plans without change from design as here shown, $8.00. Bill of materials, $5.00. If built as a summer cottage without any inside finish cost would be about $550.

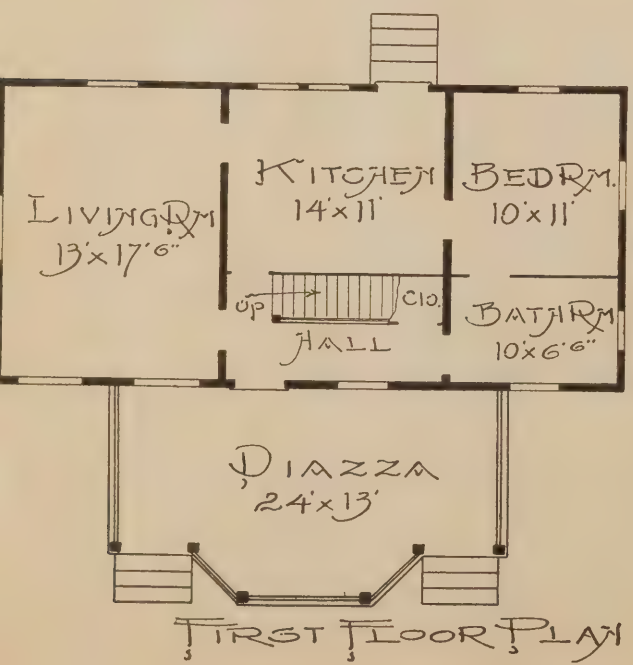
Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.



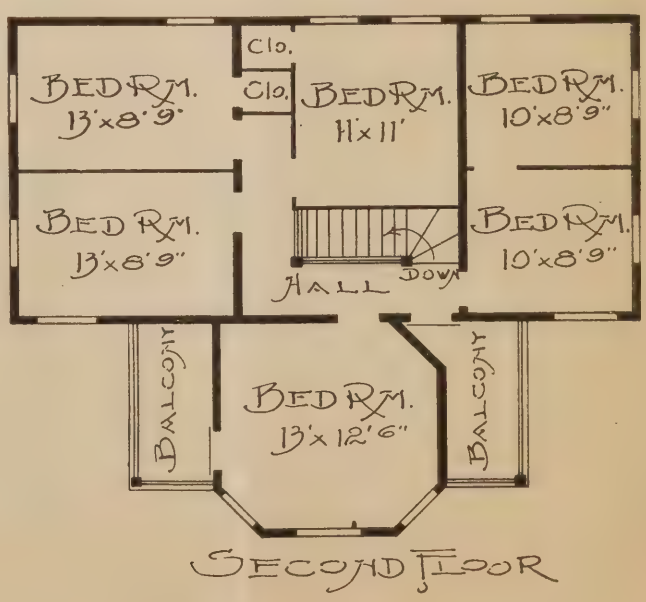
DESIGN NO. 234

Here is a fine two story summer cottage with abundance of porch space and two balconies on second story. Size 39 feet by 31 feet 6 inches over all. Story heights 9 feet for first story and 8 feet 6 inches for second story. House is set upon posts, but stone wall can be substituted if desired at an additional cost of $125. House is also sided outside with German lap siding dressed both sides to give finish for interior. All studs and joists dressed for finish. No plastering. Rooms are all nicely arranged and of ample size. Estimated cost as here shown, $1,750. Price of complete working plans and specifications, $20.00. Blue print plans without any change from design as given, $13.66. Bill of materials, $5.00.

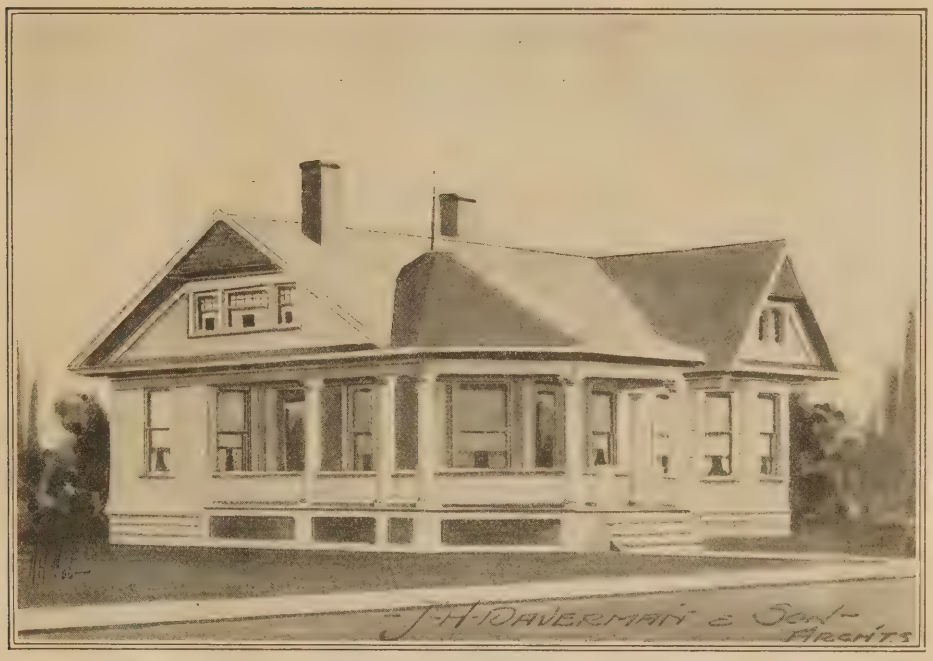
Any of these designs can be reversed to suit location. No change can be made in a blue print as it is an exact copy of the book design, but it can be reversed.



FIRST FLOOR PLAN



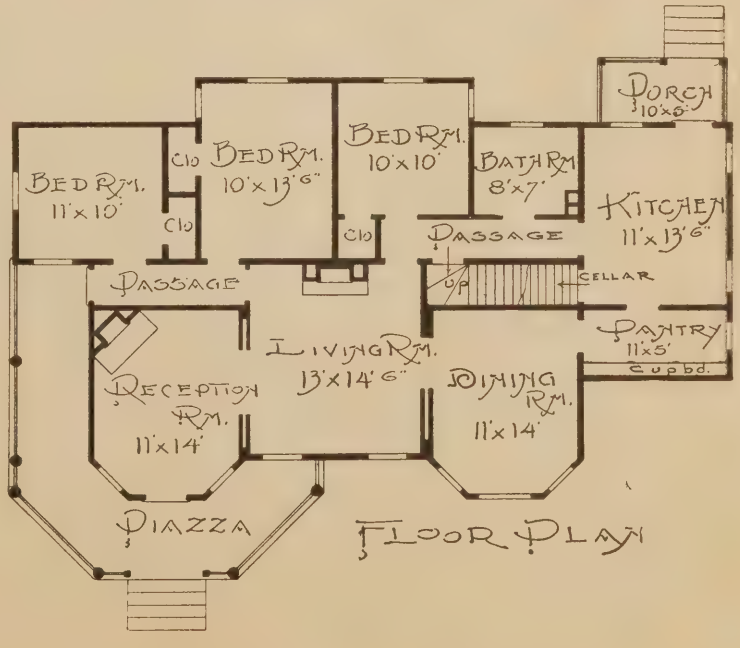
SECOND FLOOR

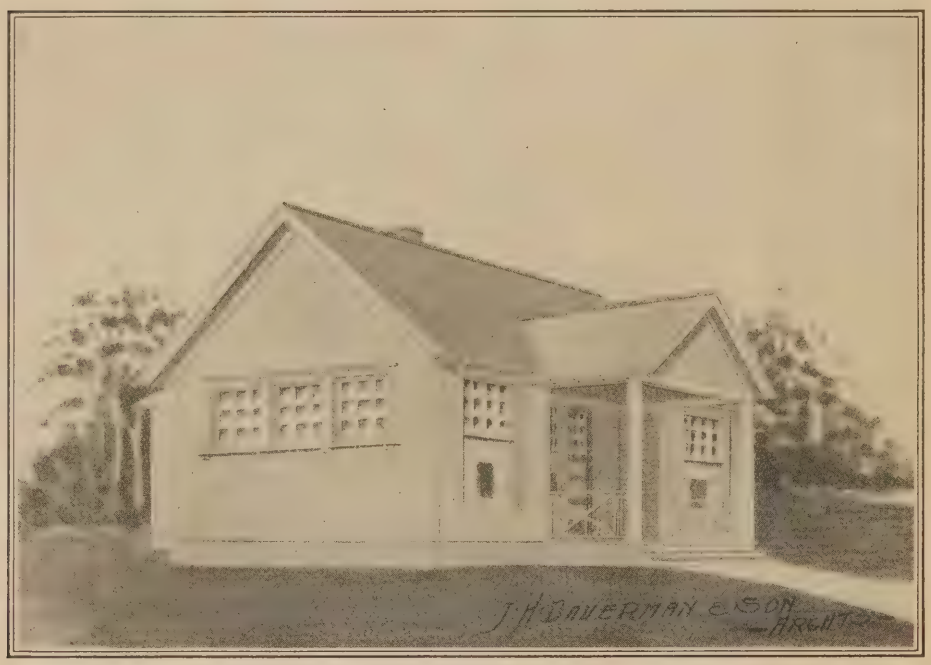


DESIGN NO. 235

Here we have a large one story cottage suitable for suburban home for a large family. Would also make ideal summer cottage for entertaining house parties, etc. Note the abundance of porch room. Size over all 55 feet 6 inches by 38 feet 6 inches. Stone foundation under entire house, with 7-foot cellar under kitchen, bath room and two rear chambers. Story height 9 feet 6 inches with large attic room unfinished. Rooms are of good size and well arranged, and three principal rooms are finished in black ash, with Georgia pine for balance. Estimated cost, $2,500. Price of full working plans and specifications, $25.00. Blue print plans without change from design as shown, $16.66. Bill of materials, $7.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.





DESIGN NO. 236

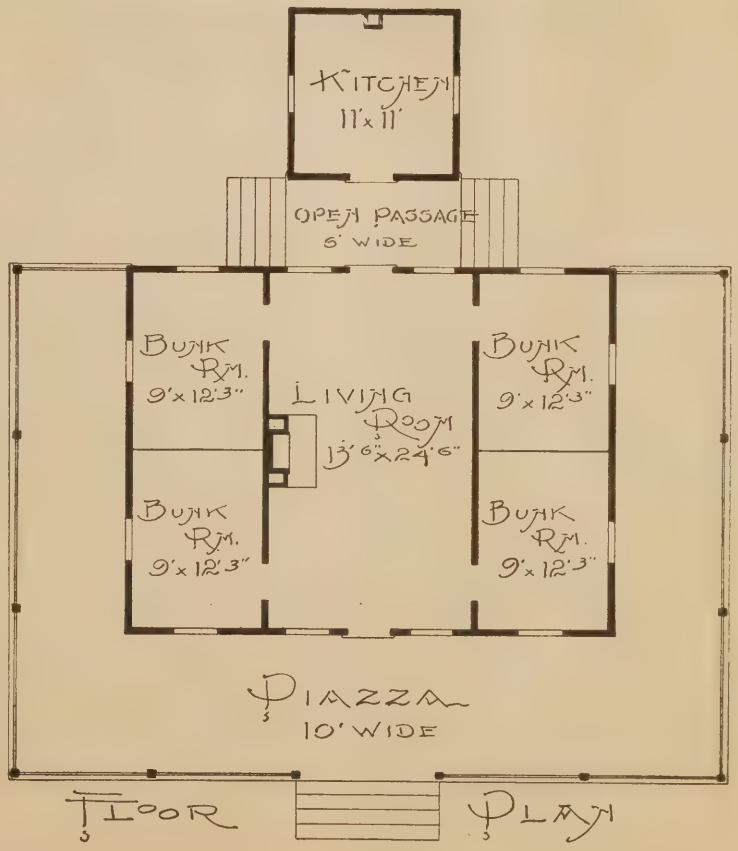
We here present a low cost one story summer cottage. Size, 26 feet by 29 feet, including front porch and kitchen extensions. House is set on posts and is enclosed with double faced German lap siding and all studs and joists are dressed for interior finish. No plastering. Ceiling joists are dressed for inside walls, which are to have 10-inch studs. Rooms are of good size and convenient arrangement. Estimated cost, $300. Price of working plans and specifications, $7.00. Blue print plans without change from design as here shown, $5.00. Bill of materials, $3.00.

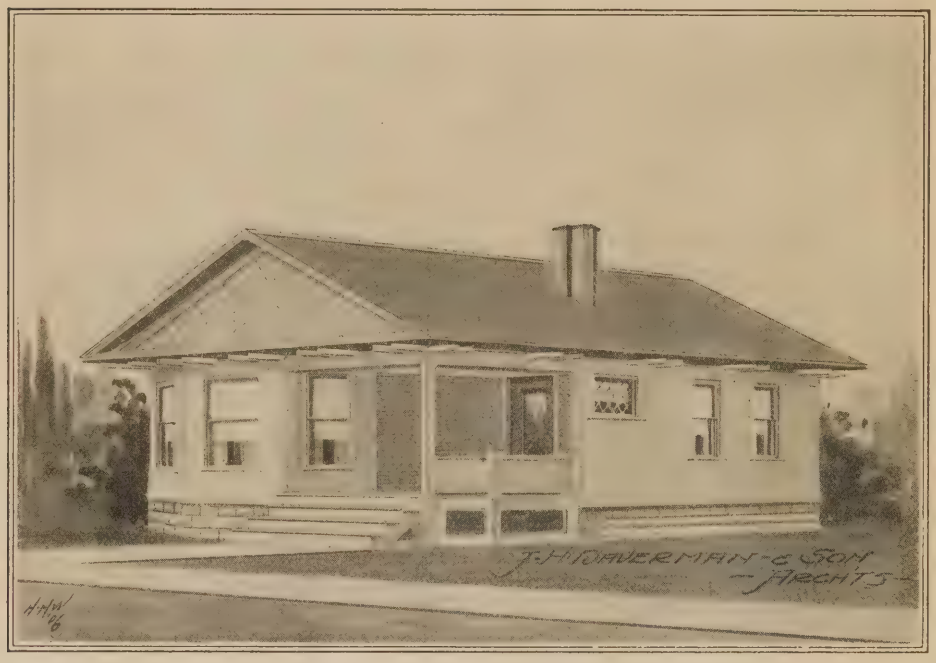
Any of these designs can be reversed to suit location. No change can be made in a blue print as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 237

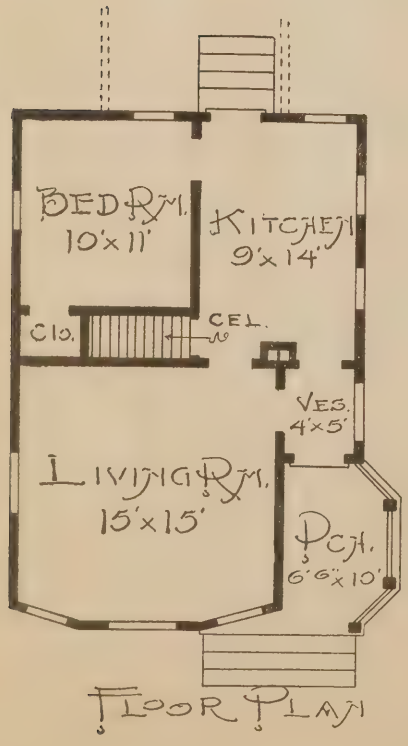
We present another of the popular summer cottages, one story in height, with plenty of porch space, especially suitable for seaside resort. Size over all 49 feet 6 inches by 53 feet 6 inches. Cottage is set on posts with no cellar or inside finish. Inclosed with German lap siding and all inside work dressed for finish. Story height 9 feet 6 inches. Note particularly the floor arrangement which makes this design particularly well adapted for camping party or hunting lodge as well as summer resort. Estimated cost, $1,100. Price of working plans and specifications, $15.00. Blue print plans without change from design as here shown, $10.00. Bill of materials, $5.00.

Any of these plans can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.



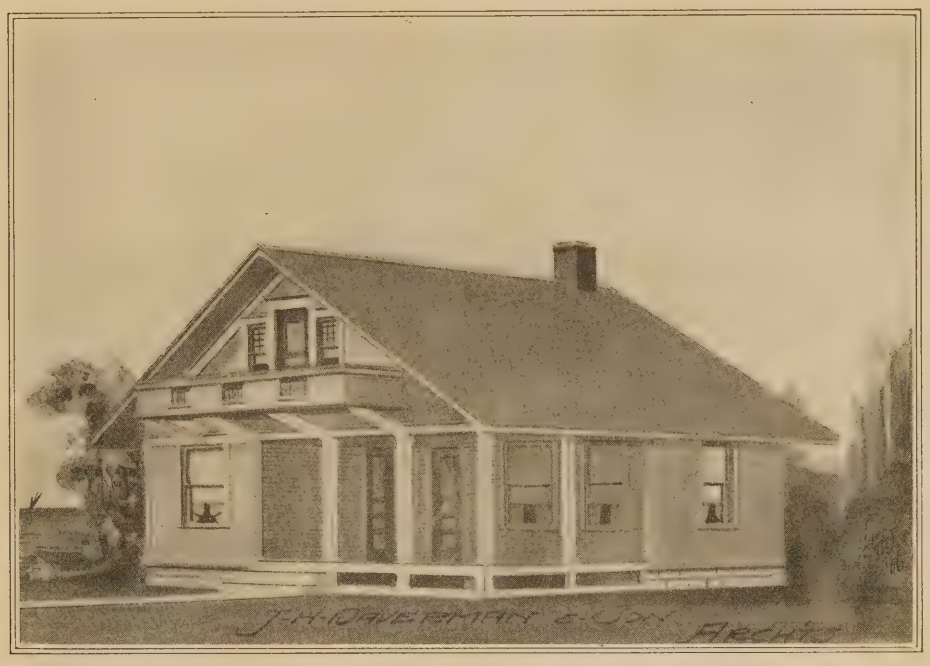


DESIGN NO. 238



Three-room one story cottage 20 feet 6 inches by 30 feet 6 inches over all except porch, which projects two feet at side. Stone foundations under entire house, with 7-foot cellar under bedroom. Story height 9 feet. If another room is desired same can be built on back as shown by dotted lines and same can be used for kitchen and present kitchen made into dining room. Cost as shown with black ash or oak finish in living room and Georgia pine for balance, $600. Price of working plans and specifications, $6.00. Blue print plans without change from design as shown, $4.00. Bill of materials, $3.00.

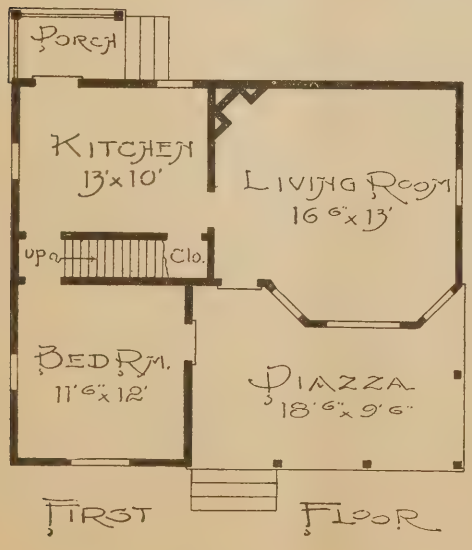
Any of these designs can be reversed to suit location. No change can be made in a blue print as it is an exact copy of the book design, but it can be reversed.



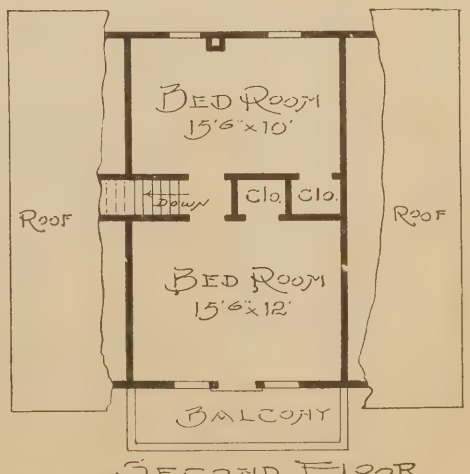
DESIGN NO. 239

Here is an attractive little summer cottage. Size 31 feet by 26 feet 6 inches. House is set on posts with no cellar. Enclosed with German lap siding and all studs and joists dressed for inside finish. First story is 9 feet in height while second story ceiling follows the line of roof. Estimated cost, $550. Price of working plans and specifications, $8.00. Blue print plans without change from design as shown, $5.33. Bill of materials, $4.00.

Any of these plans can be reversed to suit location. No changes can be made in the blue print plans as they are the exact copy of the book design, but they can be reversed.

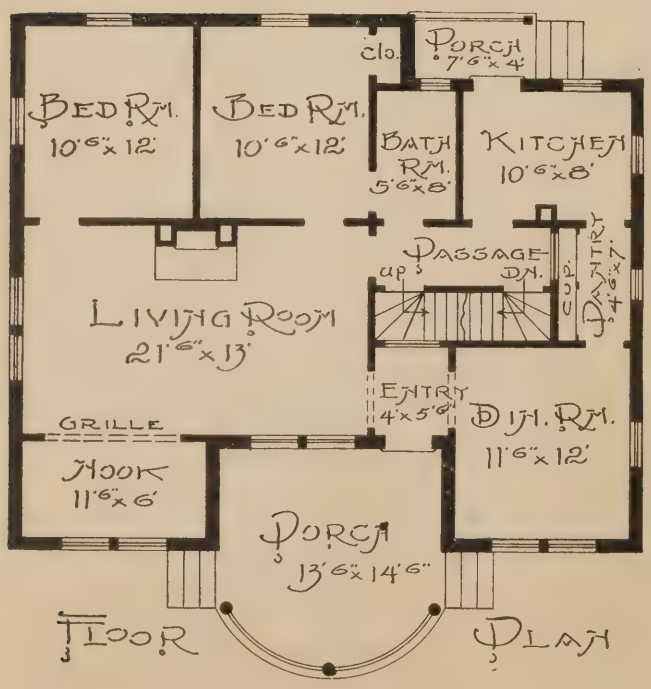


FIRST FLOOR



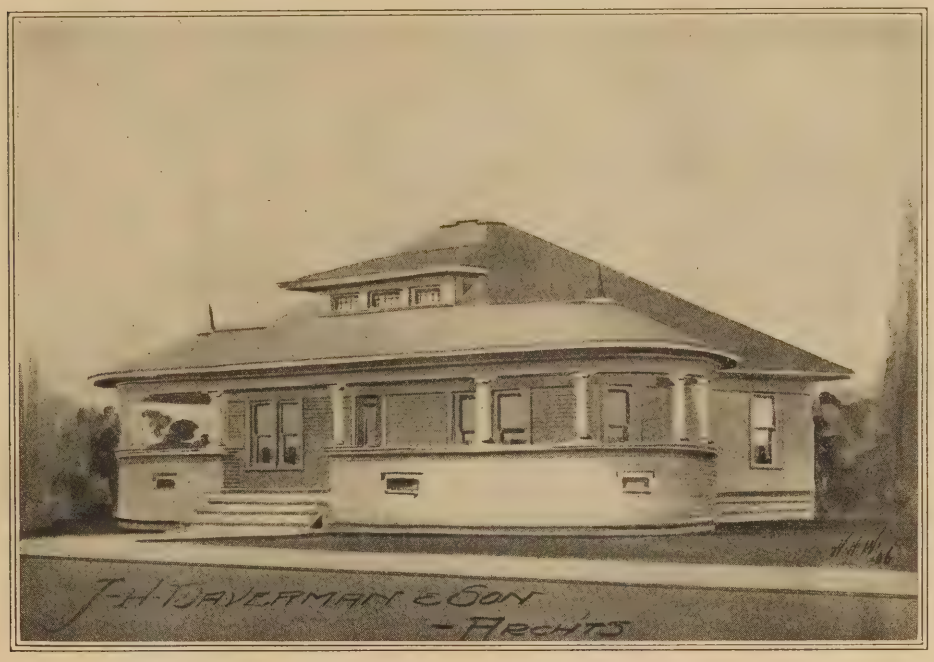
SECOND FLOOR

DESIGN NO. 240



We present herewith another cement block house, size 39 feet 10 inches by 33 feet 4 inches, without front porch extension. House has cellar under one-half, running from line of living room to the right. Story height is 9 feet. House is finished in black ash for front part and Georgia pine for balance. Estimated cost, $1,300. Price of working plans and specifications, $15.00. Blue print plans without change from design as shown, $10.00. Bill of materials, $5.00.

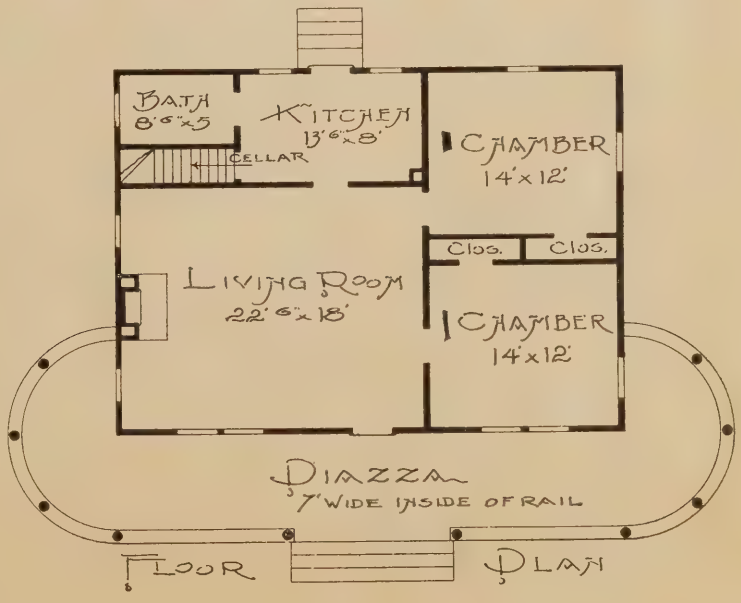
Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

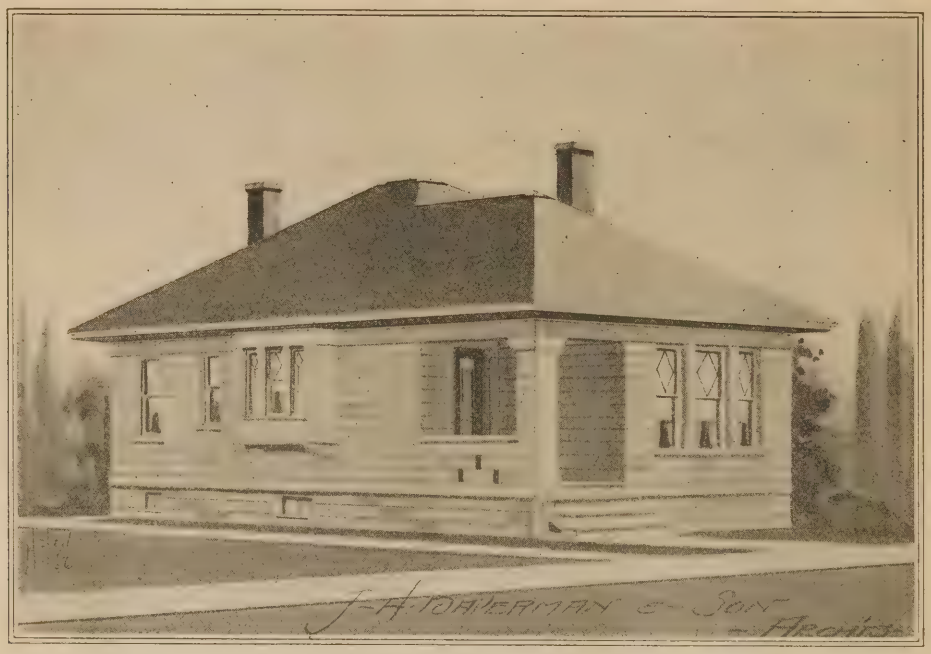


DESIGN NO. 241

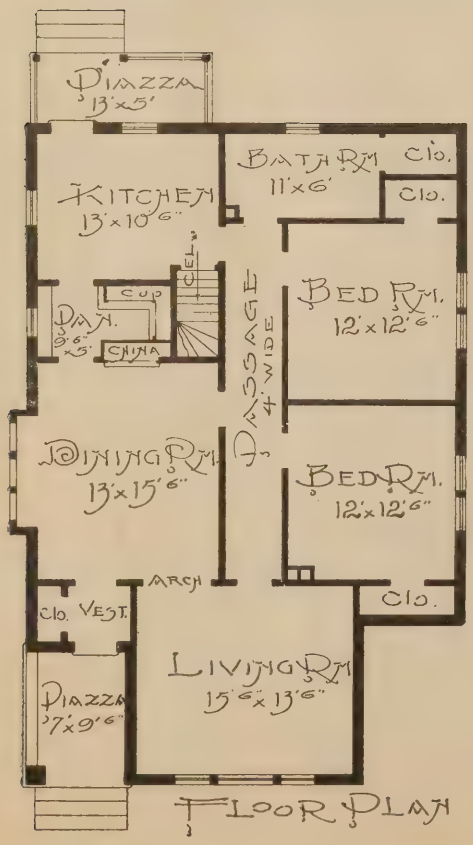
We have here a frame cottage, size 54 feet by 35 feet 6 inches, including porch. There is a stone wall under whole house, with cellar under kitchen and bath only. Exterior walls and porch balustrade sided with narrow siding. Story height 9 feet. House is finished in black ash for principal rooms and Georgia pine for balance. Estimated cost, $1,000. Price of working plans and specifications, $10.00. Blue print plans without change from design as shown, $6.66. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.





DESIGN NO. 242



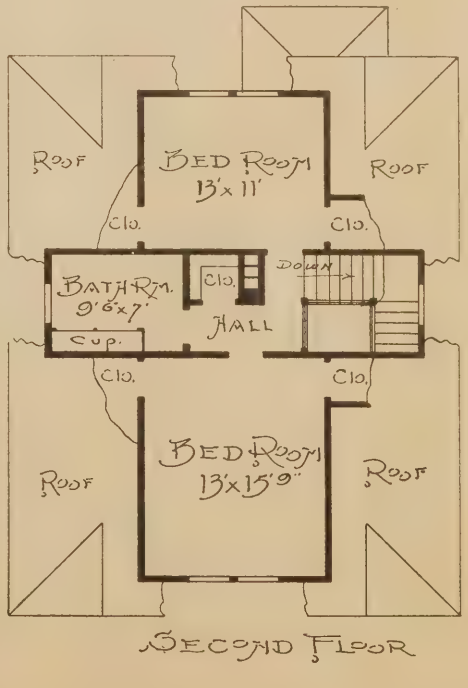
Here we have a cement block one story house. Size 31 feet 4 inches by 47 feet 4 inches, not including rear porch. There is a cellar under kitchen and dining room. Story height 9 feet. Living and dining rooms are finished in black ash and balance of rooms in Georgia pine. Estimated cost, $1,100. Price of working plans and specifications, $15.00. Blue print plans without change from design as shown, $10.00. Bill of materials, $5.00.

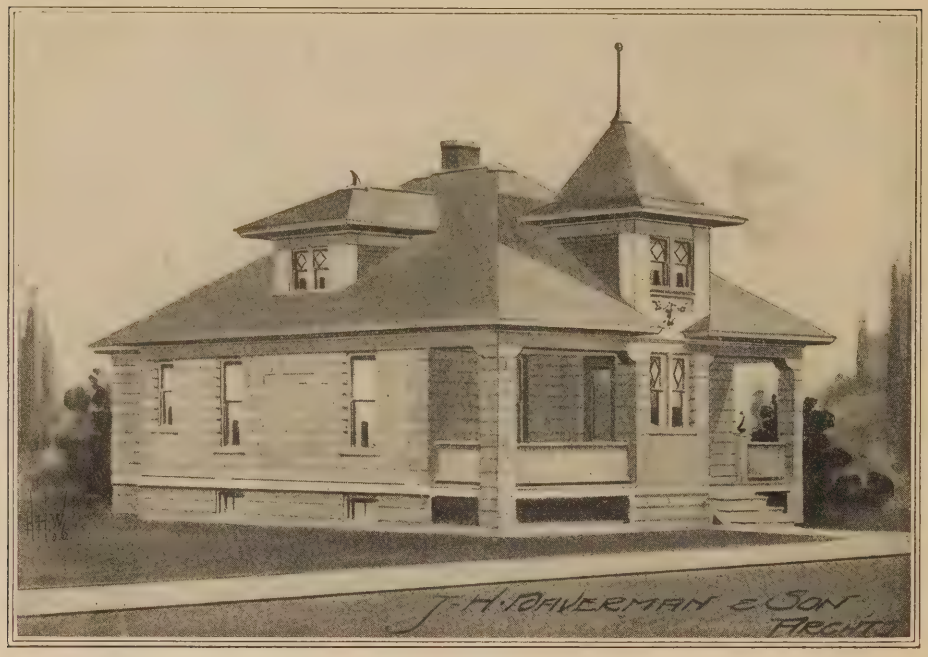
Any of these plans can be reversed to suit location. No change can be made in blue print plans, as they are exact copies of the book design, but they can be reversed.

DESIGN NO. 243

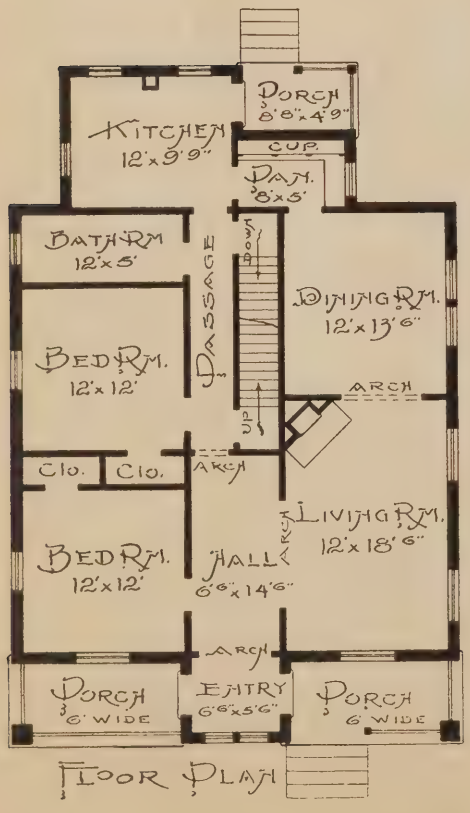
One and one-half story house. Size 29 feet 6 inches by 34 feet 6 inches, not including rear porch. There is a stone foundation and 7-foot cellar under entire house. Story heights 9 feet for first and 8 feet 6 inches for second. Exterior is clapboarded and interior finished in black ash and Georgia pine. Estimated cost, $2,000. Price of working plans and specifications, $20.00. Blue print plans without change from design as shown, $13.33. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.



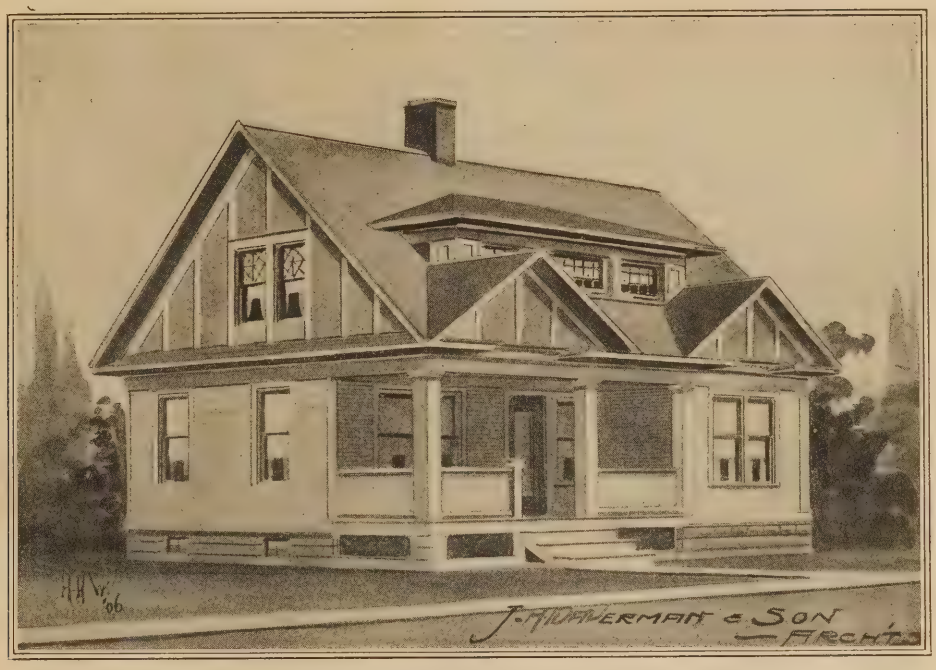


DESIGN NO. 244



Here is a cement block one story cottage. Size 32 feet 10 inches by 50 feet 6 inches over all. Has 7-foot cellar under chambers and bath room and concrete wall under whole house. Story height 9 feet. Hall and two living rooms are finished in black ash and balance of rooms in pine. Estimated cost, $1,150. Price of complete working plans and specifications, $15.00. Blue print plans without change from design as here shown, $10.00. Bill of materials, $5.00.

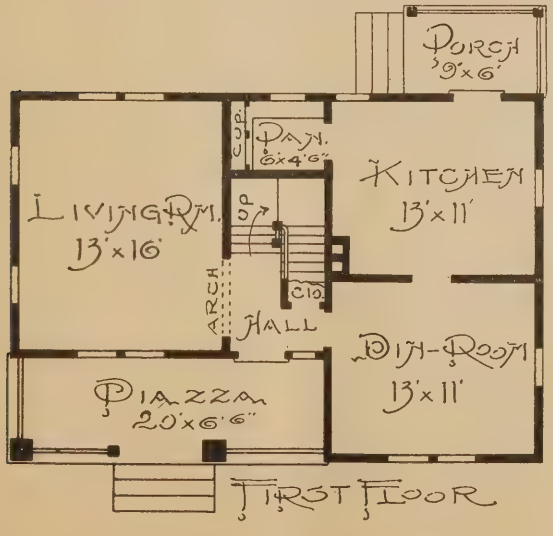
Any of these plans can be reversed to suit location. No change can be made in blue print plans, as they are exact copies of the book design, but they can be reversed.

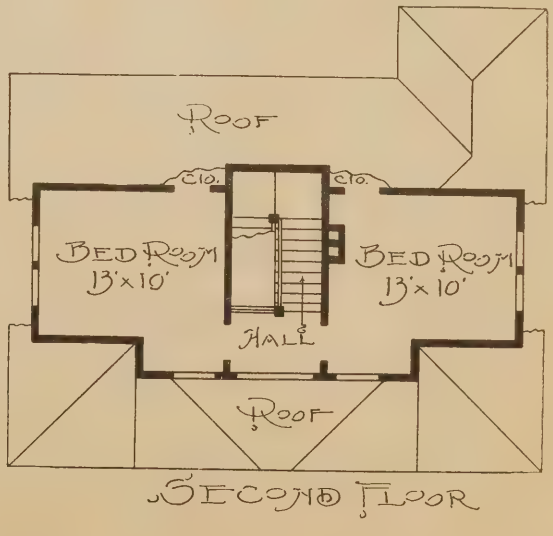


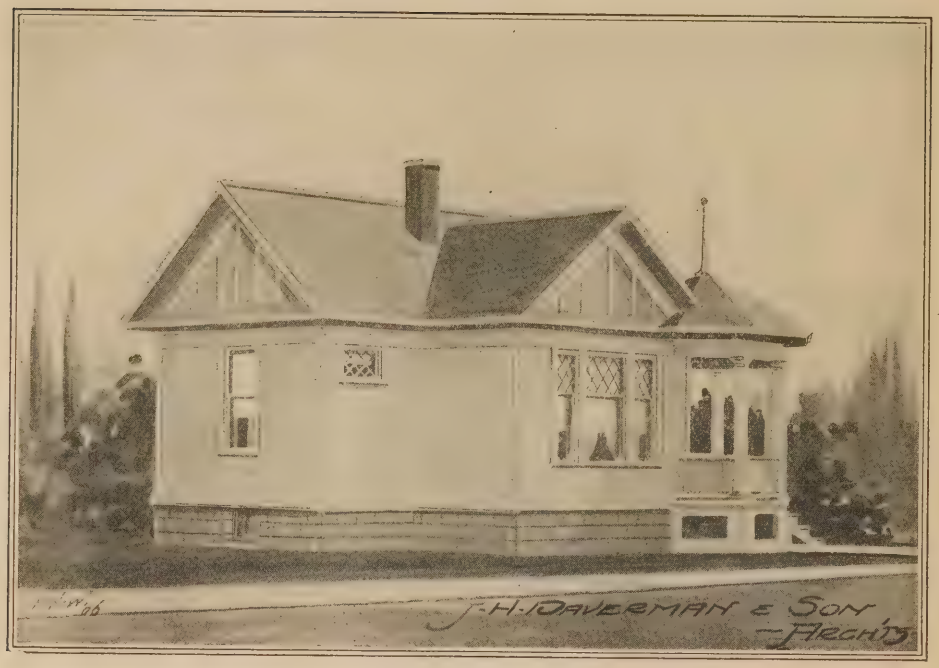
DESIGN NO. 245

This pleasant one and one-half story house is 33 feet by 23 feet 6 inches over all, not including rear porch. Has stone foundation and 7-foot cellar under whole house. Story heights 9 feet for first and 8 feet for second. Exterior is clapboarded on first story and cement plastered in gables with wood divisions as shown. Note the large piazza, while first floor rooms are of good size. Second floor has two chambers with closet accommodation. Living room and hall finished in black ash or oak and balance of house in Georgia pine. Estimated cost, $1,050. If built for summer cottage without stone foundation and not finished or plastered, would cost about $825. Price of working plans and specifications, $12.00. Blue print plans without change from design as shown, $8.00. Bill of materials, $5.00.

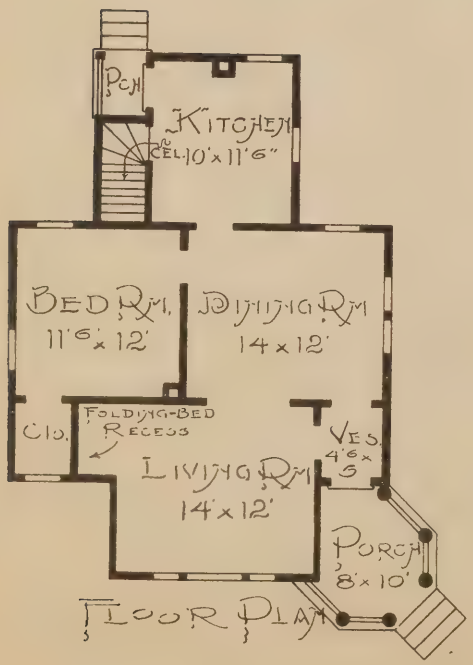
Any of these plans can be reversed to suit location. No changes can be made in the blue print plans as they are the exact copy of the book design, but they can be reversed.







DESIGN NO. 246



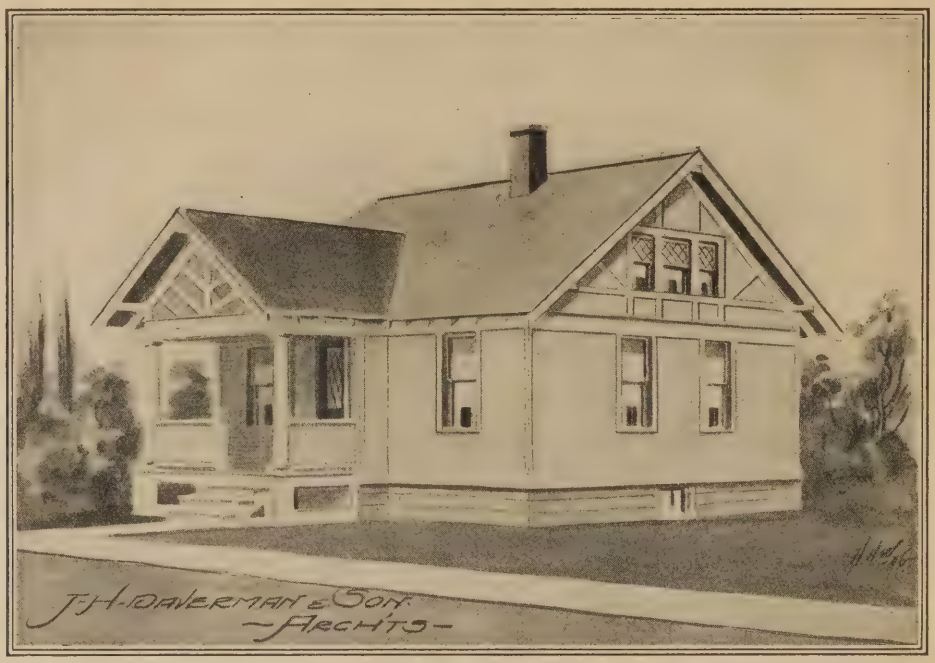
We present herewith an attractive cottage with somewhat unusual arrangement. Size over all without front porch 27 feet by 37 feet 6 inches. Stone foundation under whole house, with 7-foot cellar under kitchen and bedroom. Rooms are of good size. While this is a four-room cottage, with but one chamber, the folding bed recess in living room gives it the same accommodations as a house with two chambers, a somewhat novel yet convenient arrangement. Story height 9 feet. Living rooms are finished in black ash and balance of house in Georgia pine. Estimated cost, $650. Price of complete working plans and specifications, $8.00. Blue print plans without any change from design as shown, $6.00. Bill of materials, $3.00.

Any of these plans can be reversed to suit location. No change can be made in blue print plans, as they are exact copies of the book design, but they can be reversed.

DESIGN NO. 247

We present a neat one story and attic cottage 30 feet by 46 feet in size without rear porch. Cellar 7-feet deep under all back of parlor and front chamber. Stone wall under whole house. Story height 9 feet. Note the convenient arrangement of rooms which are of ample size. Finished in Georgia pine except parlor and dining room, which have black ash or oak finish. Estimated cost as shown, $1,100. If finished as summer cottage without stone wall, plastering or interior finish, would cost about $950. Price of complete working plans of design as described above, $12.00. Blue print plans without any change from design as here shown, $8.00. Bill of materials, $5.00.

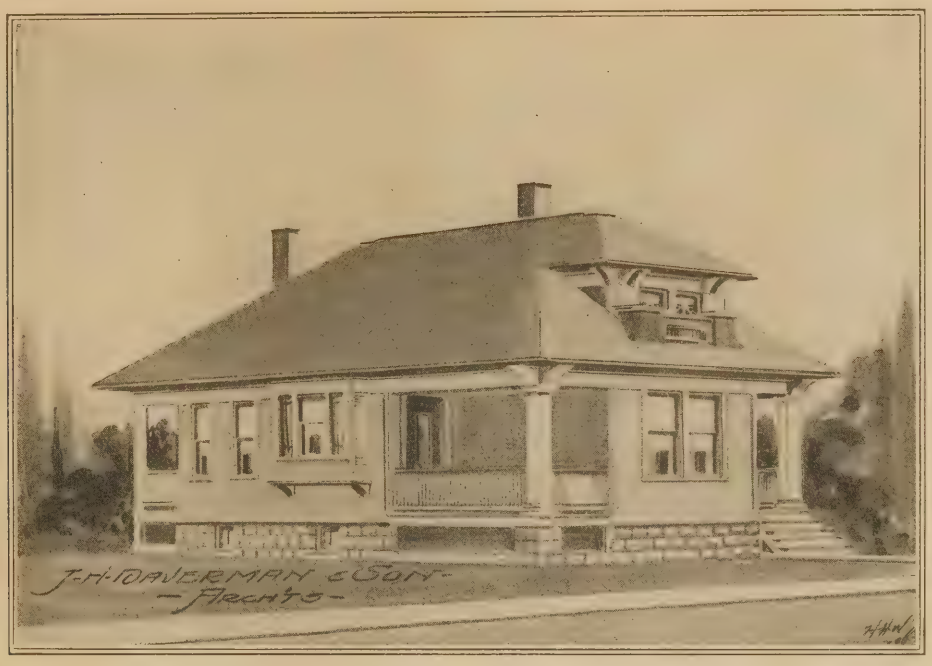
Any of these designs can be reversed to suit location. No change can be made in blue print plans as same is an exact copy of the book design, but they can be reversed.



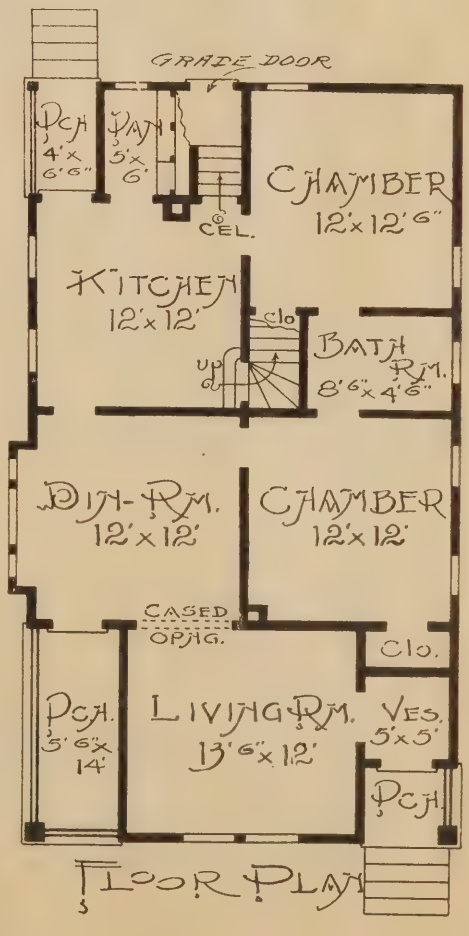
DESIGN NO. 248

We have here a plain one story house 26 feet by 46 feet in size. Has stone wall under entire house, with 7-foot cellar under rear half of main part and kitchen. Story height 9 feet. Rooms are of comfortable size and are well arranged. Finished in Georgia pine throughout. Estimated cost as shown, $750. If built as a summer cottage without stone wall or finish or plastering would cost about $600. Price of working plans and specifications, $12.00. Blue print plan of design as shown above without change, $8.00. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print as it is an exact copy f the book design, but it can be reversed.

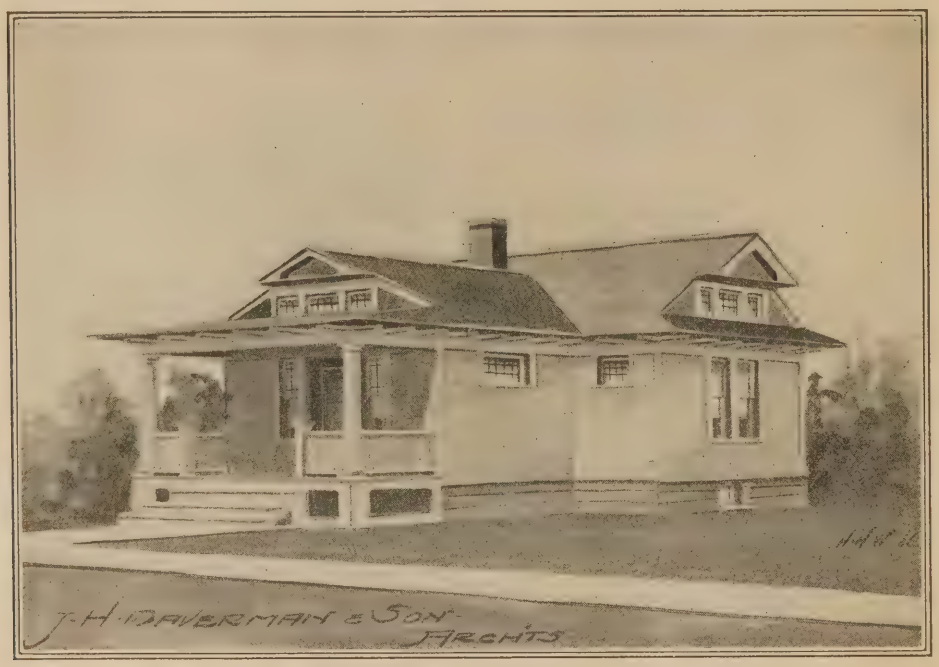


DESIGN NO. 249

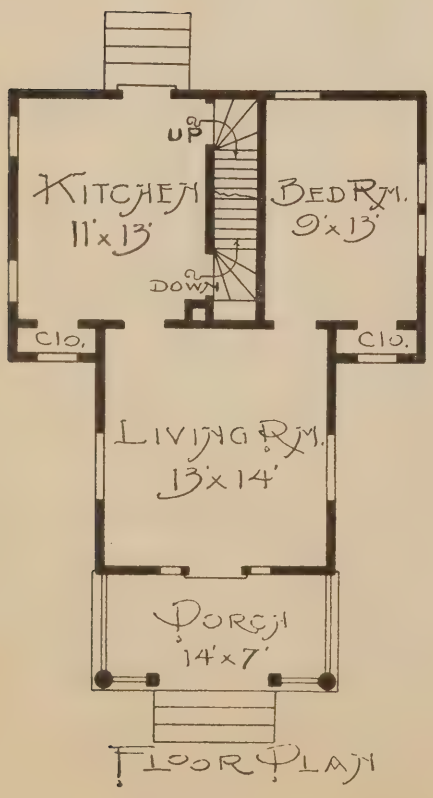


We have here a very pretty one story house. Size 25 feet 6 inches by 43 feet over all, with stone foundation under entire house. Cellar under kitchen and dining room 7 feet deep. Story height 9 feet. Outside is clapboarded, while inside finish is Georgia pine except for dining and living rooms, which are finished in black ash. Rooms are all of comfortable size, as will be seen from floor plan. Estimated cost, $1,050. Price of full working plans and specifications, $12.00. Blue print plans without change from design as here shown, $8.00. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.



DESIGN NO. 250



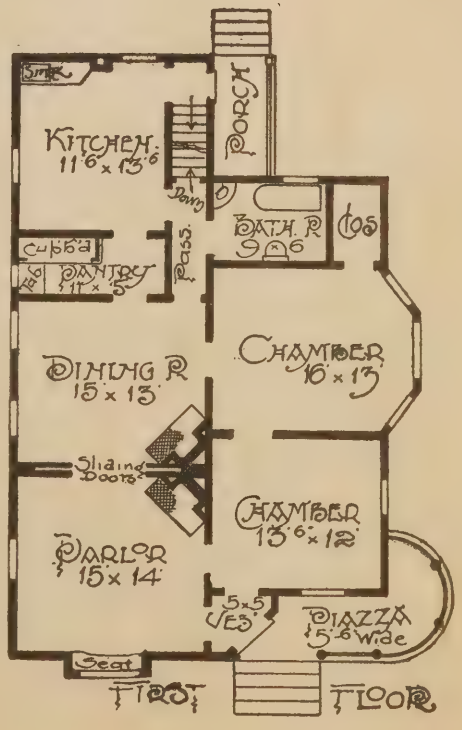
We have here another three-room cottage 24 feet 6 inches by 35 feet 6 inches over all. Stone wall under whole house, with 7-foot cellar under kitchen. Story height 9 feet. Rooms are all of good size, and exterior is substantial, yet attractive. Finished throughout in Georgia pine. Estimated cost as shown, $750. Built as a summer cottage without stone foundation, inside finish and plastering, would cost $650. Price of working plans and specifications, $6.00. Blue print plans without change from design as shown above, $4.00. Bill of materials, $3.00.

Any of these plans can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 251

This is a one story and attic dwelling, size 32 by 48 feet over all. Rooms are large and conveniently arranged. Living rooms are all intended to be finished in hardwood; kitchen, chambers and bath room in Georgia pine. A 7-foot stoned-up basement is intended under entire house. Ten-foot story for first and 8-foot story heights may be obtained for rooms in attic. Estimated cost with full plumbing, mantels and grates, exclusive of heating, $1,450. Price of working plans and specifications, $15.00. Blue print plans, $10.00. Bill of materials, $5.00. No changes from design as here shown can be made in blue print plans.

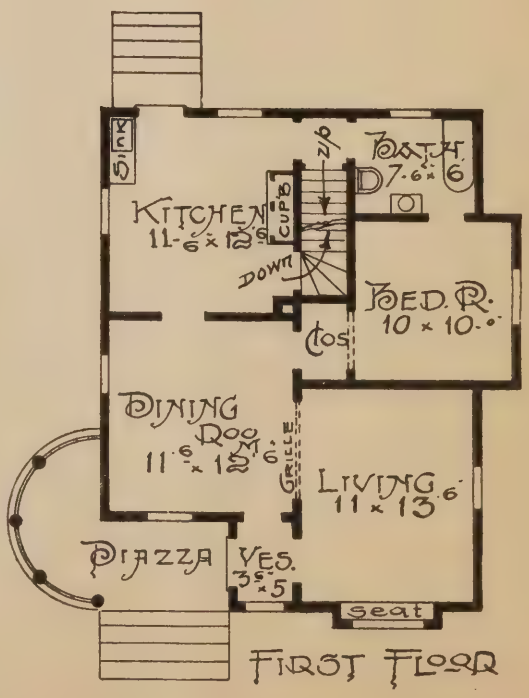
Any of these plans can be reversed to suit location. No change can be made in a blue print, as it is an exact copy of the book design, but it can be reversed.



DESIGN NO. 252

An artistic one story and attic dwelling is here shown, suitable for a small family of two, with good sized rooms. The bedroom and kitchen are intended to be finished in pine and dining rooms and living room in plain oak. A full 7-foot stoned-up basement is intended under entire house. The first story is 9 feet in height. Two additional chambers can be finished off in attic. Size 26 feet 6 inches in width by 31 feet 6 inches in depth over all. Estimated cost complete with plumbing, $1,050. Charges for complete working plans and specifications, $10.00. Blue print plans, $6.66. Bill of materials, $5.00. No changes from design as here shown can be made in blue print plans.

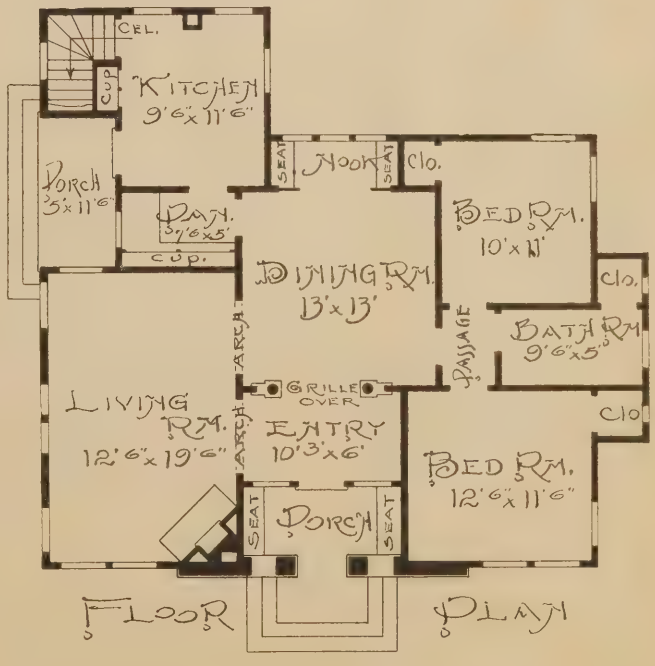
Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.



DESIGN NO. 253

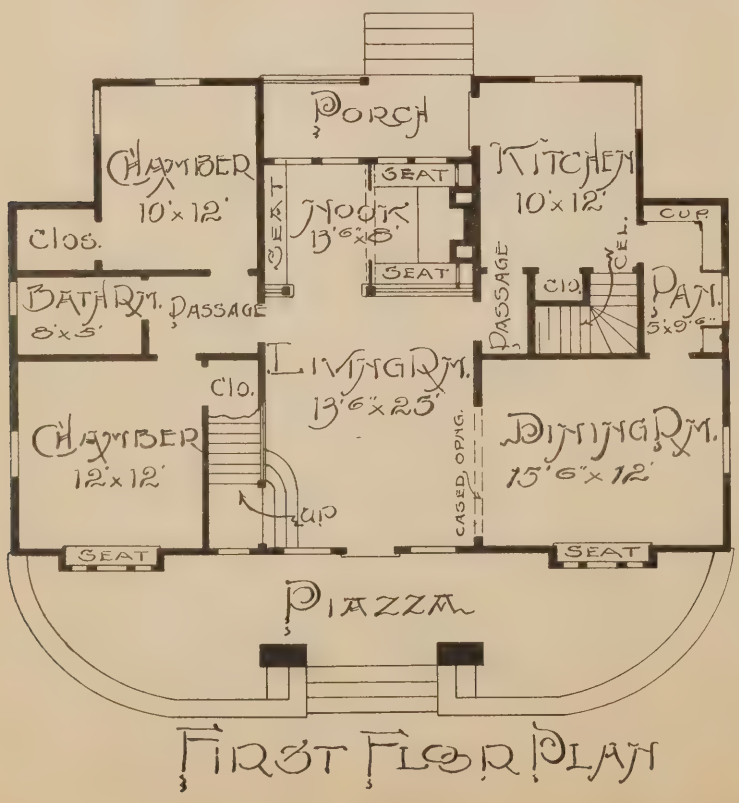
This is a very nice one story bungalow, designed to meet the present demand for houses of that type. Size over all 41 feet by 38 feet 6 inches. Note the special feature in stone front entrance in connection with ornamental stone chimney, which gives this design a distinctive appearance. There is a stone foundation under entire house, with cellar under kitchen, and side porch, bath room and dining room. Story height 10 feet. Rooms are very pleasantly located and of good proportions. Principal apartments are finished in black ash, with balance of house in Georgia pine. Estimated cost, $3,150. Price of complete working plans and specifications, $30.00. Blue print plans without change from design as shown, $20.00. Bill of materials, $7.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

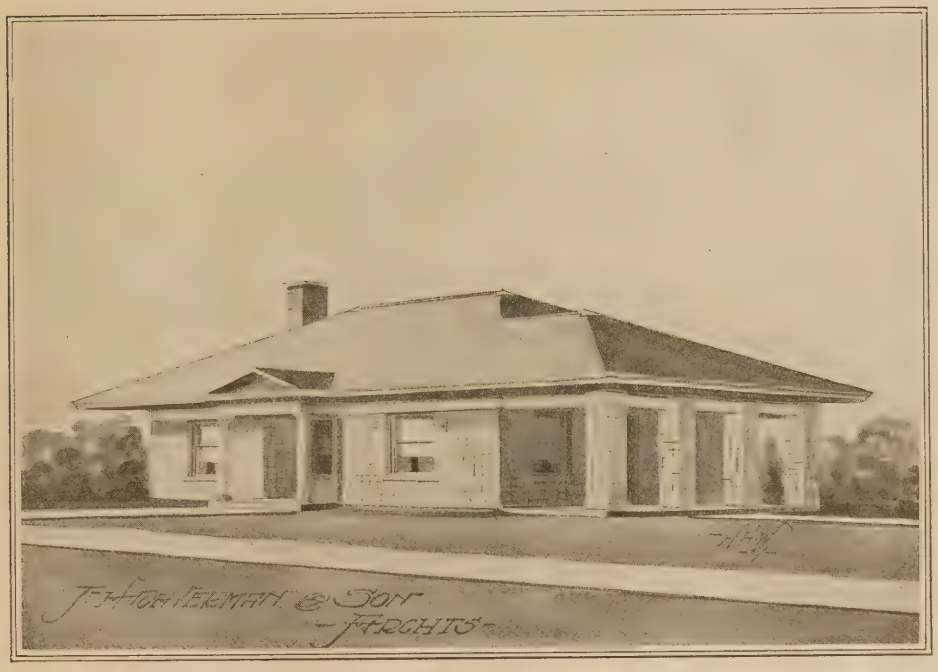


DESIGN NO. 254

This is a pretty one story bungalow. Size 46 feet 6 inches by 42 feet, including porch. Has 7-foot cellar under kitchen, dining room and living room, with stone wall under entire house. Exterior is clapboarded below and with cement plastered gables. Story height 9 feet. Rooms are of comfortable size and nicely arranged. Oak finish is to be used in principal rooms, with balance in Georgia pine. The large ingle nook at back of living room adds an attractive feature to the interior arrangement. Estimated cost, $3,500. Price of complete working plans and specifications, $30.00. Blue print plans without change from design as shown, $20.00. Bill of materials, $7.00.

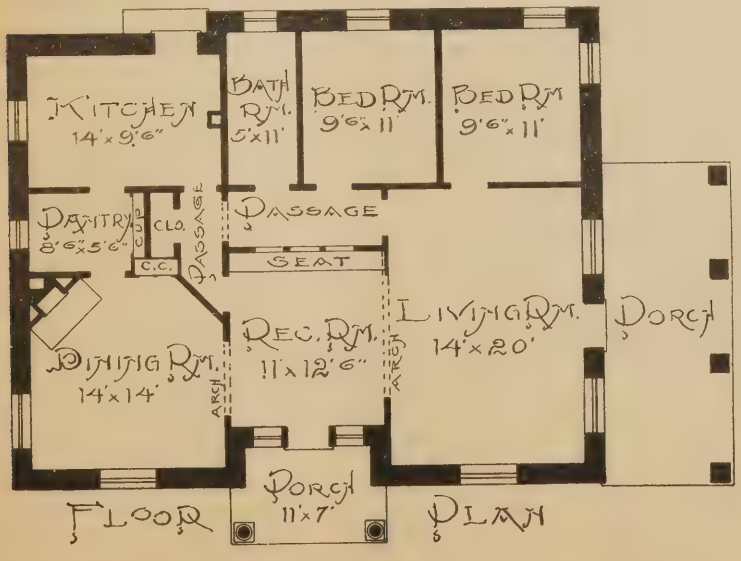


Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.



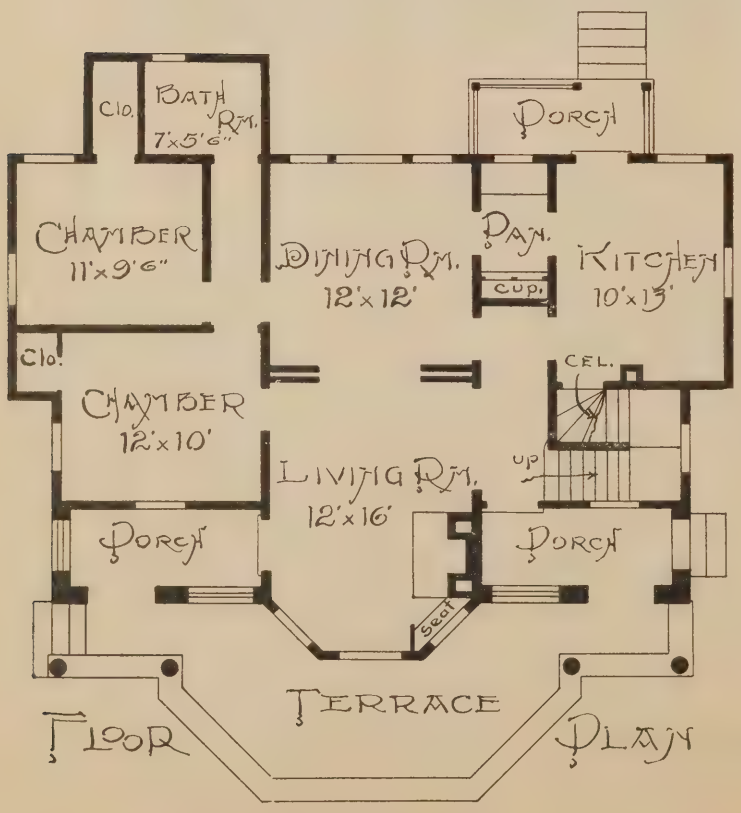
DESIGN NO. 255

Here is a one story stone cottage in size 51 ft. 6 in. by 38 feet 6 inches over all, including porches. Story height 9 feet 6 inches. Rooms and porches are so arranged that the house can be turned, with the smaller dimensions for the front, and it can then be placed on a 50 foot lot if desired. Note cellar under dining room and kitchen, with outside entrance to same. If inside entrance is wanted the same can be placed where hall closet and pantry cupboards are now shown. If desired, another fireplace could be added in living room. Principal rooms of this house are finished in black ash and other rooms in Georgia pine. Estimated cost, $3,850. Price of complete working plans and specifications, $30.00. Blue print plans without change from design as shown, $20.00. Bill of materials, $7.00.



Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

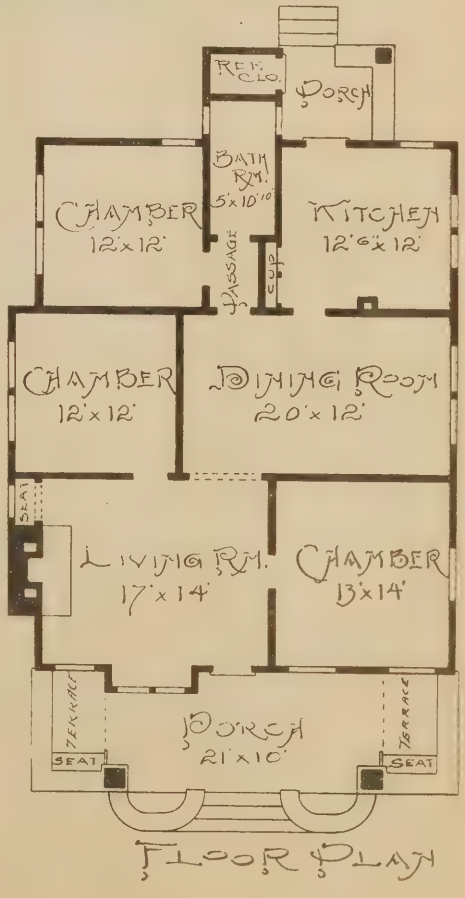
DESIGN NO. 256



Note this pretty one story and attic cottage with exterior of clapboards. Dimensions over extremes 43 feet 6 inches by 44 feet 6 inches. Has stone foundation under entire house, with 7-foot cellar under kitchen, dining room and living room. Story height 9 feet. Exterior walls, as well as balustrades around terraces and porches, are clapboarded. Rooms are of good size and conveniently located, with two main living rooms finished in black ash or oak and balance of house in Georgia pine. Estimated cost, $3,500. Price of complete working plans and specifications, $30.00. Blue print plans without change from design as shown, $20.00. Bill of materials, $7.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

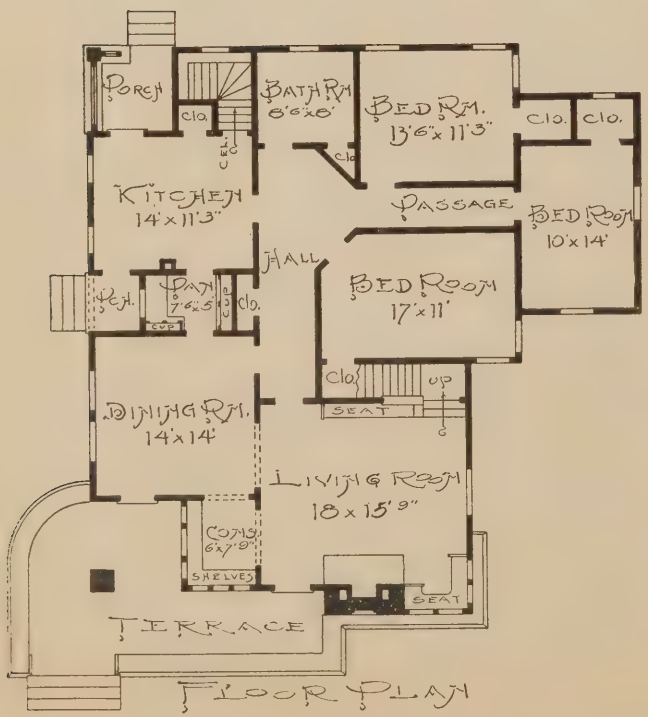
DESIGN NO. 257



Here we have a plain square-roofed one story bungalow 33 feet 6 inches by 60 feet, including porch extensions. The front porch is of generous size, with built-in seats, giving a cosy effect. Exterior walls are intended to be cement plastered above the shingle part extending up to window sills. A stone wall is provided under entire house, but no cellar is excavated, as it is the intention to heat the house with stoves. Cellar can readily be arranged where so desired. Height of story 10 feet. Inside finish Georgia pine, except dining room and living room, which will be finished in black ash. Estimated cost, $3,600. Price of complete working plans and specifications, $35.00. Blue print plans without change from design as shown, $23.33. Bill of materials, $10.00.

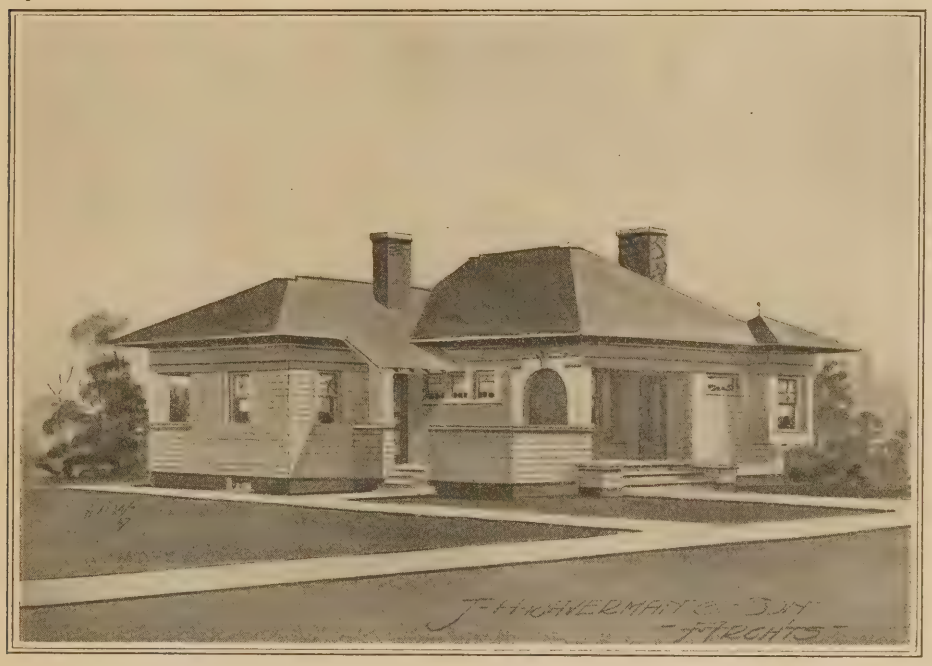
Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 258



This is a pretty one story and attic cottage, 56 feet by 54 feet, six inches over all, including terraces. If this amount of room is not desired the third chamber at the side may be omitted, thus making the house 44 feet wide. There is a stone wall around front and side terraces, and stone chimney on front gives the dwelling a very artistic appearance. Story height 10 feet. There is a 7-foot cellar under entire house, except the bedrooms and halls. Rooms are all of good size, with two front rooms finished in quarter sawed oak, with paneled wainscoting and plate rail in dining room. Balance in Georgia pine. Polished teak wood floors in dining room and living room. Estimated cost, $7,850. Price of complete working plans and specifications, $75.00. Blue print plans without change from design as shown, $50.00. Bill of materials, $15.00.

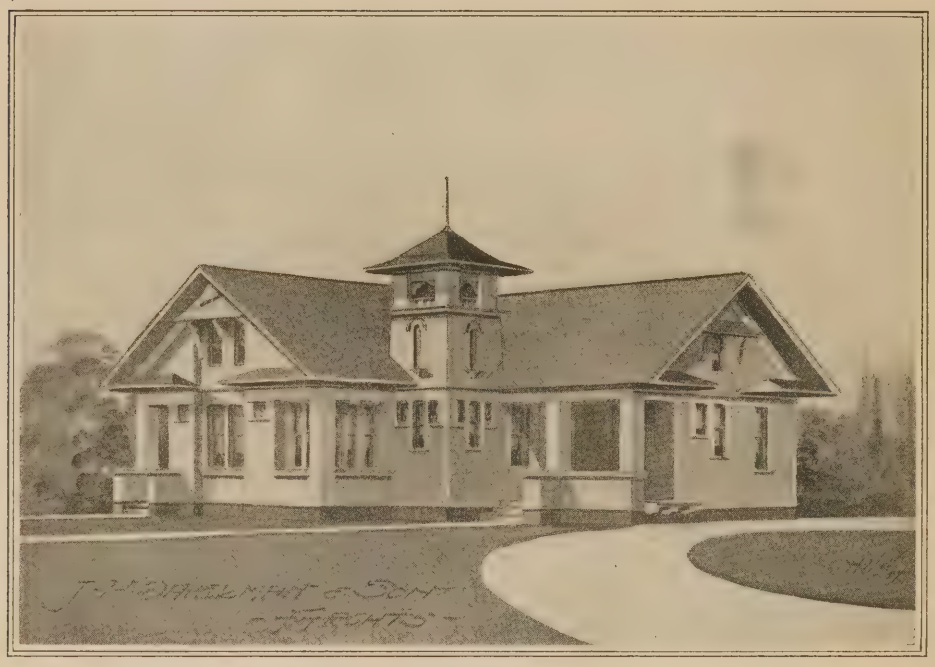
Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.



DESIGN NO. 259

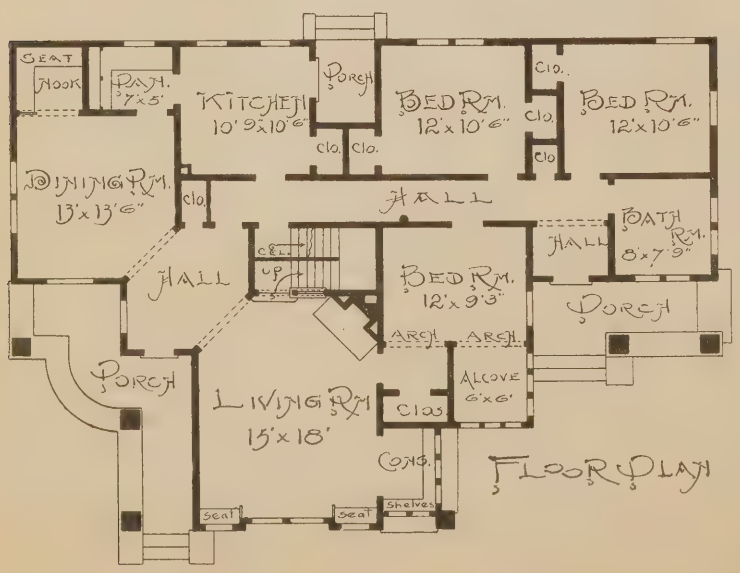
We have here a one-story cottage with plain roof of heavy projection, making a pleasing exterior. Size of main house is 37 feet by 36 feet. There is a stone foundation under entire house, with cellar 7 feet deep under all rooms except dining and living rooms. Story height 10 feet. Rooms, as will be seen from plan, are of very good size and well situated. Dining room and living room are finished in black ash, with balance of house in Georgia pine. Estimated cost, $2,600. Price of complete working plans and specifications, $25.00. Blue print plans without change from design as shown, $16.66. Bill of materials, $5.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.



DESIGN NO. 260

Here is a fine large bungalow, one story, with attic space for three or four extra rooms if desired. This house, being of broad front, is suitable for a wide lot, either city or suburban. Dimensions over all 58 feet 6 inches by 40 feet 6 inches, and rooms are so arranged that the narrow dimensions of the house can be placed on a narrow lot. This would bring the dining room directly on the front, and the windows of living room should then be changed to give a front view from this room also. There is a 7-foot cellar under entire house except two chambers, bath room and side entrance hall. Story height 9 feet. Exterior is clapboarded and gables cement plastered. The living room, dining room and hall to be finished in quarter sawed oak, with paneled wainscoting and plate rail in dining room. Beamed ceiling in living room. Other rooms finished in Georgia pine. Teak wood floors in principal rooms. Estimated cost, $9,200. Price of complete working plans and specifications, $90.00. Blue print plans without change from design as shown, $60.00. Bill of materials, $20.00.

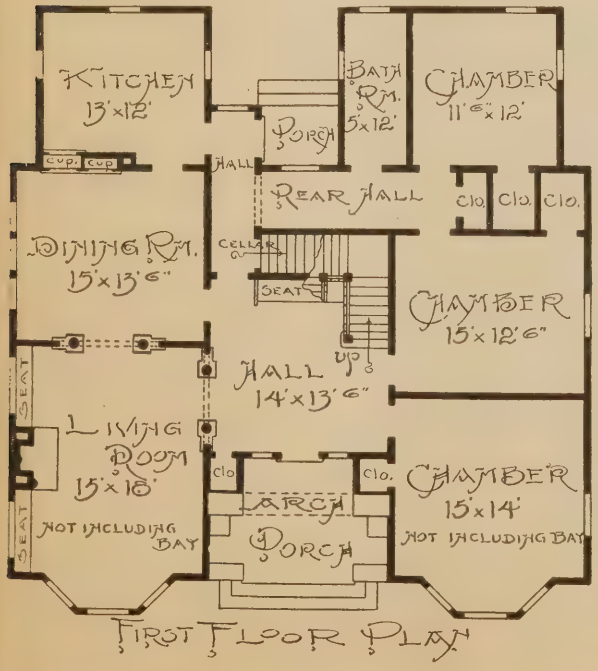


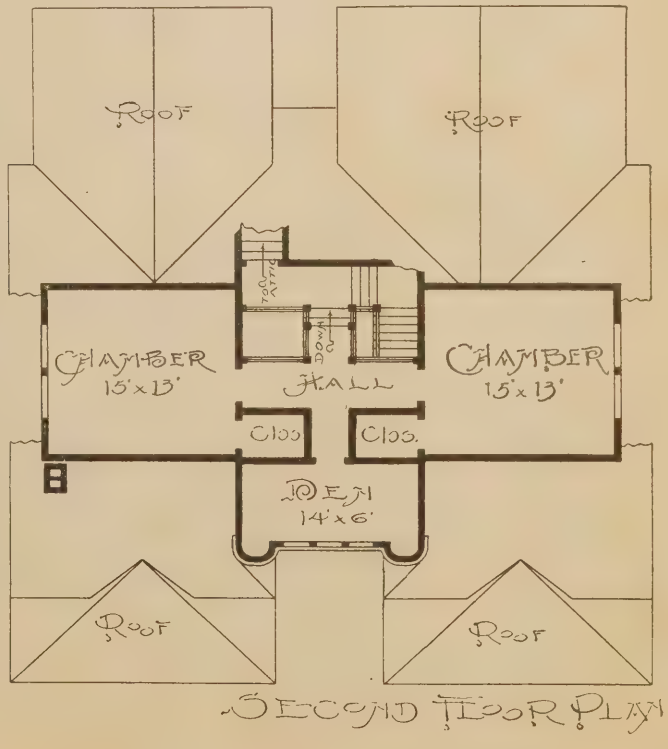
Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 261

Here we have a large one and one-half story bungalow 46 feet by 45 feet 6 inches over all without front bay extensions, stone wall under entire house and 7-foot cellar under hall and left-hand side of house. Gables are cement plastered and side walls sided. The main entrance in stone work forms a very attractive feature of this design. Story heights are 9 feet for first and 8 feet 6 inches for second. Hall, dining and living rooms are finished in quarter sawed oak with teak floors and beamed ceilings and balance in Georgia pine. Estimated cost, $8,500. Price of complete working plans and specifications, $75.00. Blue print plans without change from design as shown, $50.00. Bill of materials, $15.00.

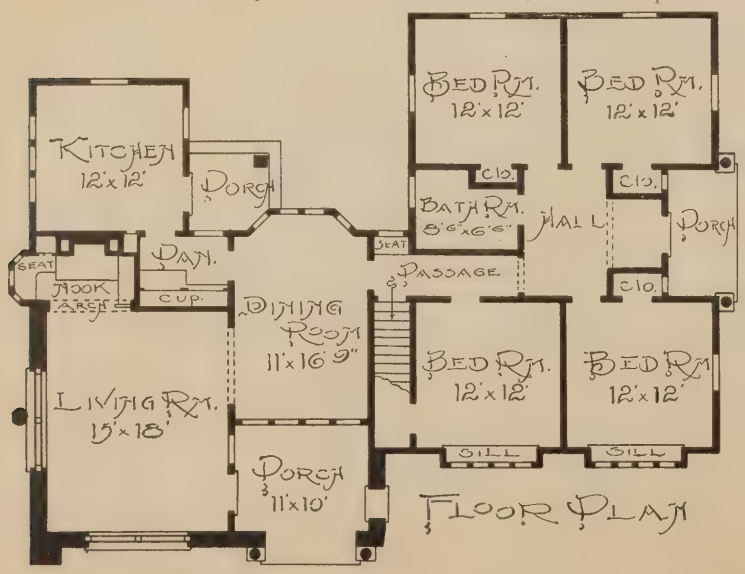
Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.





DESIGN NO. 262

Here we have a stone, cement-plastered and frame bungalow, designed in style for a suburban site. Size over all 57 feet by 43 feet 6 inches. Has a stoned-up cellar 7 feet under dining, living room and kitchen. Stone wall under entire house. Story height 9 feet. Living room and dining room finished in oak and balance in Georgia pine. Teak wood floors to be laid in dining room and living room, with plate rail and wainscoting in dining room. Beamed ceiling in living room. Estimated cost, $8,000. Price of complete working plans and specifications, $60.00. Blue print plans without change from design as shown, $40.00. Bill of materials, $15.00.

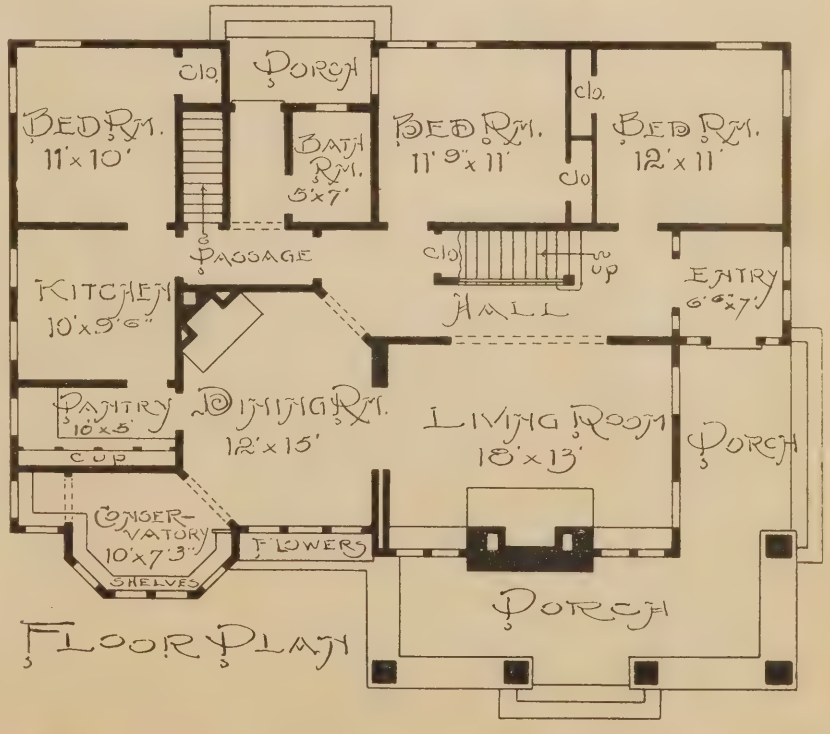


Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 263

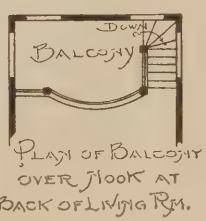
This is a very pretty one and one-half story bungalow, shingled on first story and plastered on metal lath in gables. First story is 9 feet high and if rooms are wanted above there can be three or four good sized chambers, finished off with 8 foot 6 inch ceilings. Size of this house over all 49 feet 6 inches by 41 feet, with rooms so arranged that the narrow dimentions of house can be used as the front, making it very convenient for a corner or narrow lot. Rooms are all of good size and finished in oak for principal rooms, with balance in pine. Estimated cost, $6,250, including polished teak floors and beamed ceilings in principal rooms and hall. Price of complete working plans and specifications, $60.00. Blue print plans without change from design as shown, $40.00. Bill of materials, $15.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.



DESIGN NO. 264

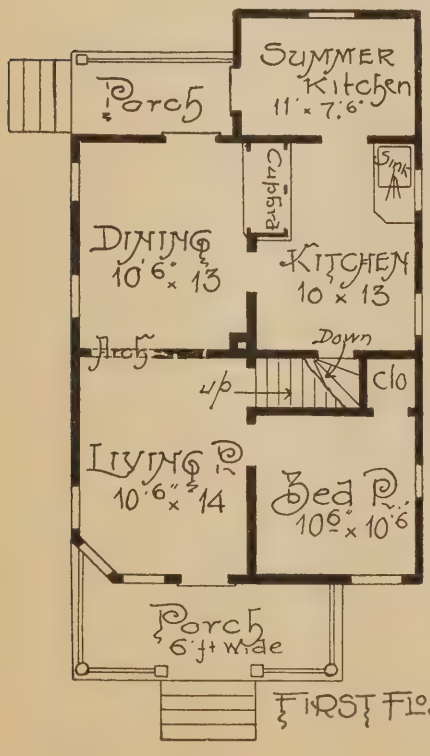
This cement plastered bungalow of Mission type should prove very popular as it is quite out of the ordinary. Size over all 44 feet 6 inches by 44 feet. Note the large living room extending clear through the center of the house and carried up one and one-half stories high, being lighted by transom windows above the roof lines of the two sides, which are only one story. At the rear of this large living room is built a balcony over the nook with columned opening and this is reached by a stairway from one side of the living room. A separate drawing shows this balcony from which a better idea of its form may be obtained. Story height is 9 feet. Brick foundation under entire house, with cellar 7 feet deep under living room, dining room and kitchen. All living rooms are finished in quartered oak and balance of house in pine. Living room and dining room to have polished teak wood floors and beamed ceilings. Paneled wainscoting with plate rail in dining room. Estimated cost, $5,500.00. Price of complete working plans and specifications, $45.00. Blue print plans without change from design as shown, $30.00. Bill of materials, $10.00.



Any of these designs can be reversed to suit location. No change can be made in a blue print plan, as it is an exact copy of the book design, but it can be reversed.

DESIGN NO. 265

Frame two story dwelling. Size 22 feet 6 inches by 42 feet 6 inches with porch. This is a very attractive design. Height of stories, first 9 feet, second 8 feet. Full stoned-up cellar 7 feet deep. Side wall of first story clapboarded and second story and gables shingled. Estimated cost with Georgia pine finish, $1,600. Price of complete working plans and specifications, $15.00. Blue print plans without change from design as shown, $10.00. Bill of materials, $5.00.



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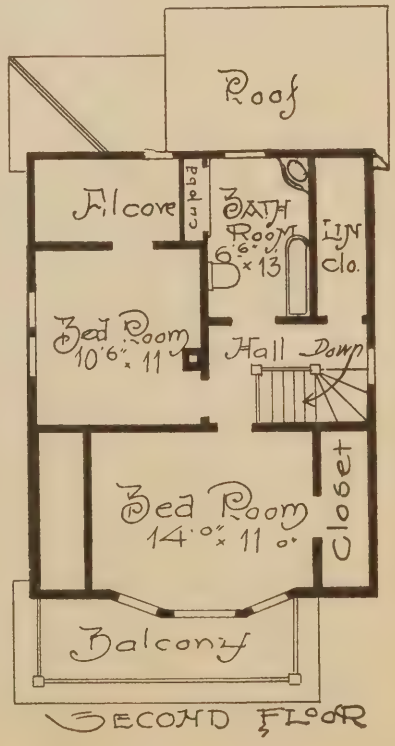
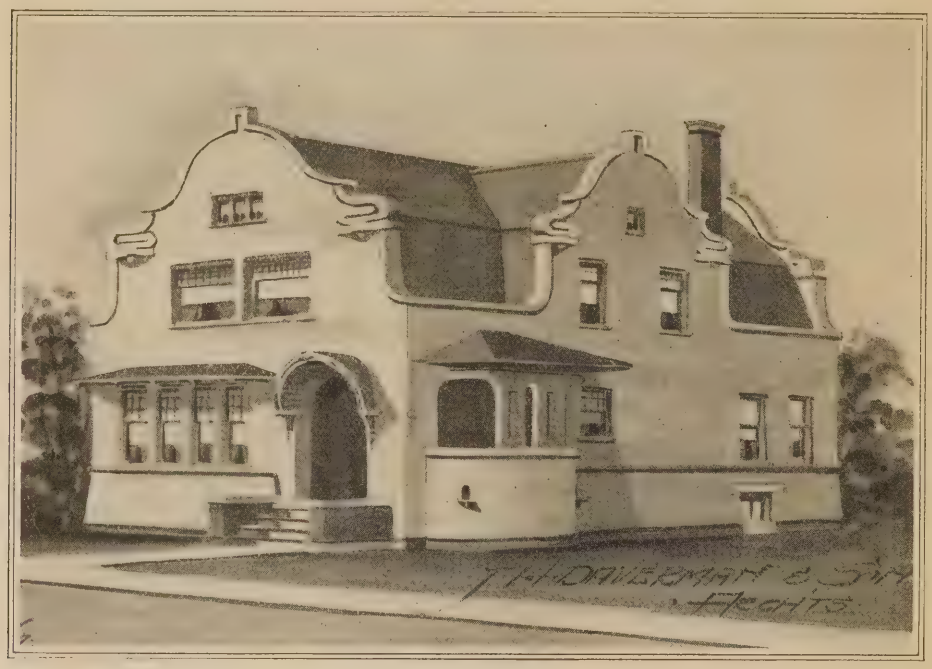
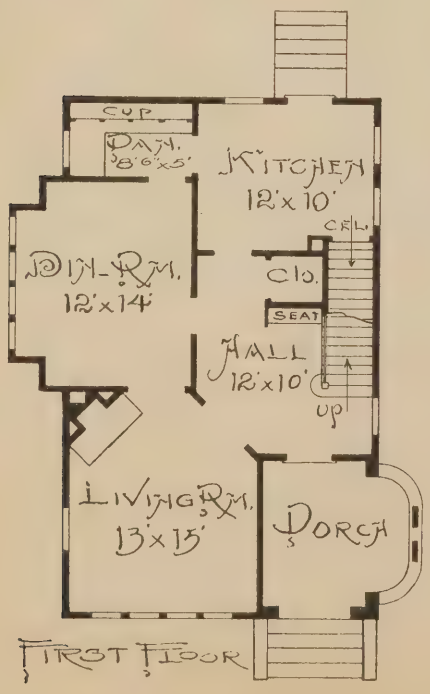




DESIGN NO. 266

Here we have a neat two-story house in the Spanish Mission style so popular in the western states. Exterior is cement plastered on metal lath. Concrete foundation and cellar under entire house 7 feet deep. Size including bay and front porch extensions 28 feet 6 inches by 36 feet. Story heights 9 feet for first and 8 feet 6 inches for second story. Hall, living room and dining room are finished in oak and balance of house in pine. Estimated cost, $3,200. Price of complete working plans and specifications, $30.00. Blue print plans without change from design as shown, $20.00. Bill of materials, $7.00.



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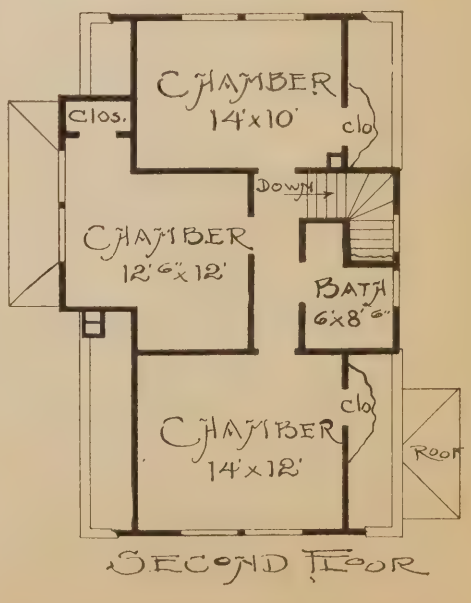
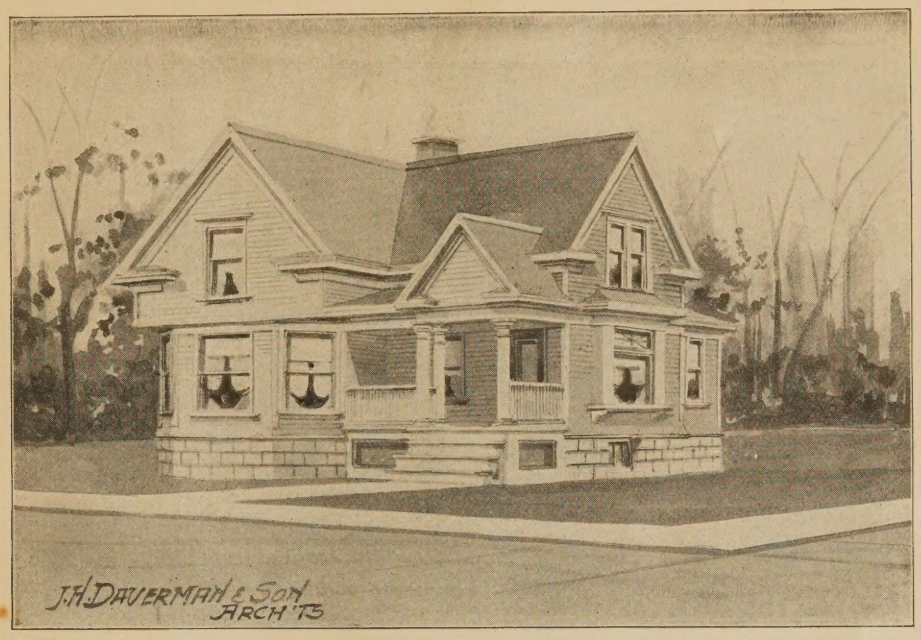
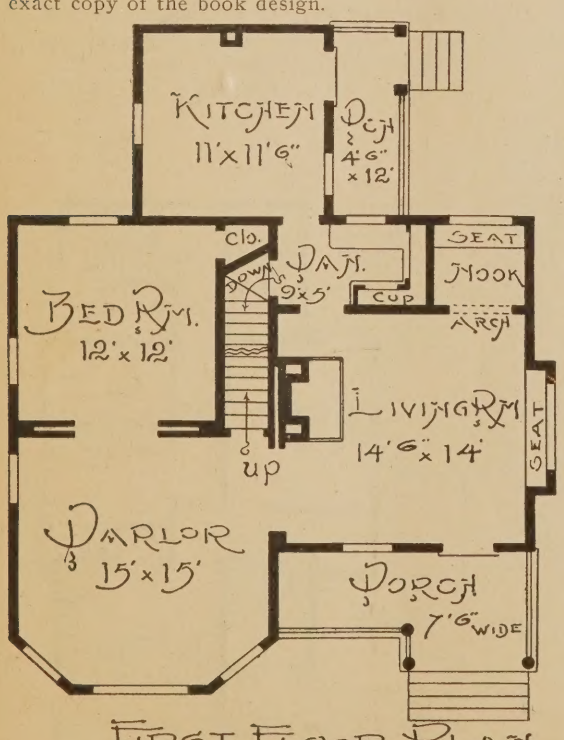




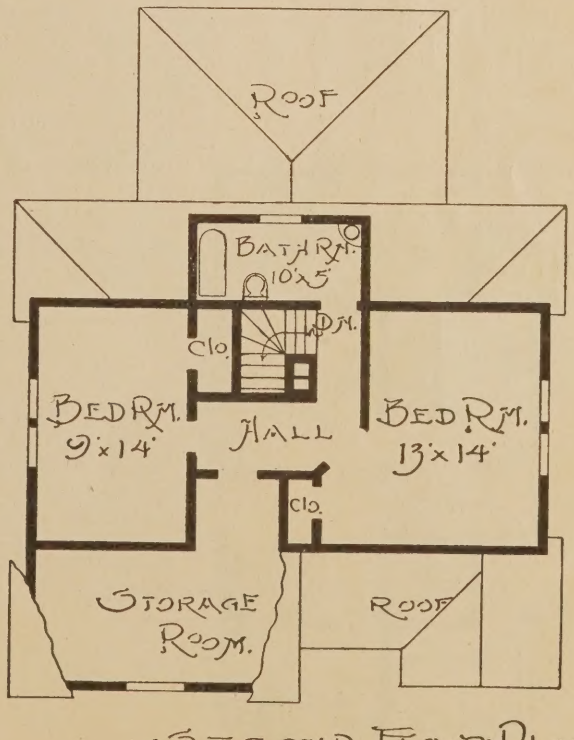
DESIGN NO. 267

This is a six room well arranged little home designed with chamber on first floor. Size 31 feet 6 inches by 40 feet over all. It has full 7-foot stoned-up basement under entire house with 9 and 8½ foot stories. Finish Georgia pine throughout. Estimated cost, $1,350. Price of complete working plans and specifications, $12.00. Blue print plans without change from design as shown, $8.00. Bill of materials, $5.00.

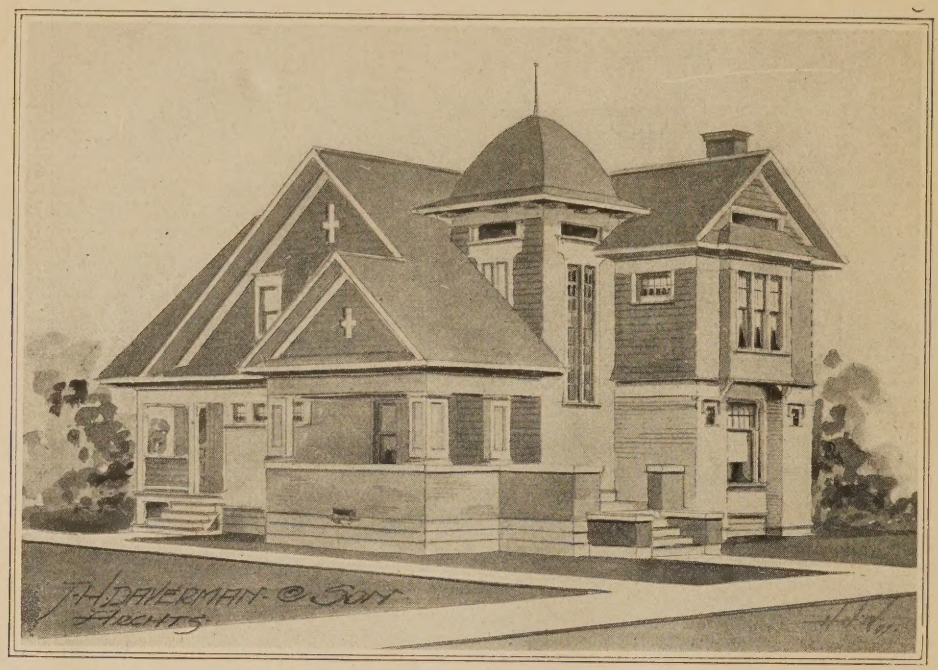
Any of these designs can be reversed to suit location. No change can be made in a blue print as it is an exact copy of the book design.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

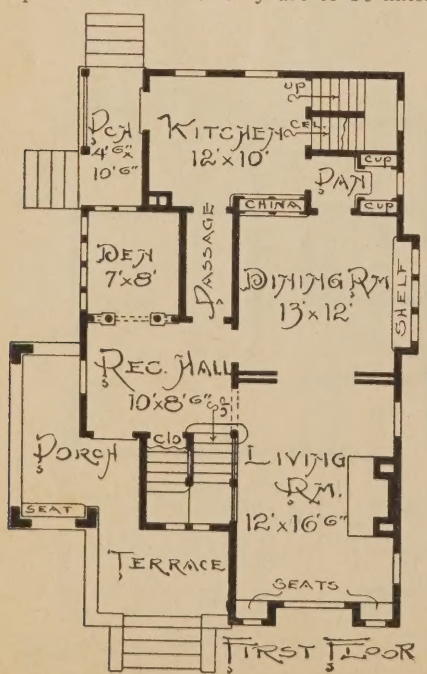


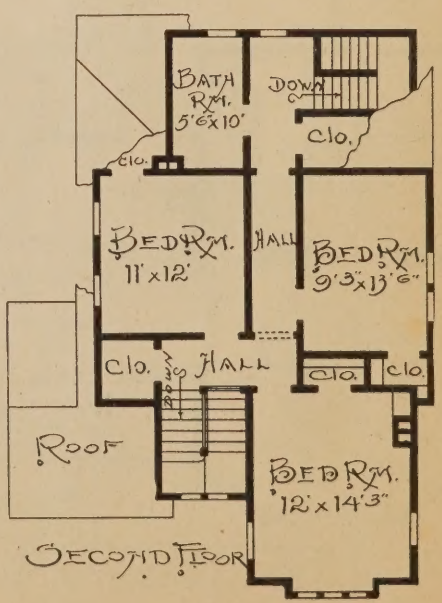
DESIGN NO. 268

Here is a very pretty two-story house yet presenting a one and one-half story effect. Size including all bays and porches, 31 feet by 42 feet. Stone foundation and 7-foot cellar under entire house. Story heights are 9 feet for first and 8 feet 6 inches for second. Rooms are all well arranged and of comfortable size. Principal rooms in first story are to be finished in oak and balance of rooms in pine. Estimated cost, $4,350.

Price of complete working plans and specifications, $40.00. Blue print plans without change from design as shown, $26.66. Bill of materials, $10.00.

Any of these designs can be reversed to suit location. No change can be made in a blue print plan as it is an exact copy of the book design, but it can be reversed.





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